Karen Johnson Davidson County
Batch# 1060511 DEEDQC
10/13/2023 02:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231013-0080441

AFTER RECORDING RETURN TO:
Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-433179

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 00400006900

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 05th day of OCTOBER, 2023, by and between **Julia Sherlene Garrett Clark, a married woman, joined in execution by her spouse, Russell H. Clark,** residing at 8400 Whites Creek Pike, Nashville, TN 37080, hereinafter referred to as Grantor(s) and **Julia Sherlene Garrett Clark and Russell H. Clark, wife and husband, as tenants by the entirety,** residing at 8400 Whites Creek Pike, Nashville, TN 37080, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

All that certain lot, piece or parcel of land in the 14th Civil District of Davidson County, Tennessee, being Tract No. 1 on the unrecorded plat of the property of Mrs. Kittie Spain King, made by John Robert Alley, Surveyor, dated August 6, 1970, and described as follows:

Beginning at a post in the easterly margin of Whites Creek Pike (U.S. Highway 431) corner to R.K. Garrett; thence, with said margin of said Pike, North 7 degrees 00' West, 230 feet to an iron stake, the common corner of Tract Nos. 1 and 2; thence, South 85 degrees 00" East, along the southerly line of Tract 2, 650 feet to an iron stake; thence, along the easterly line of Tract Nos. 2 and 3, North 5 degrees 00' East, 400 feet to an iron stake; thence, along the line between Tract Nos. 1 and 6, South 81 degrees 30' East, 1,440 feet to an iron stake in the R.K. Garrett's westerly line; thence, with Garrett's said line, South 4 degrees 50' West 505 feet to a hickory tree; thence, with Garrett's northerly line, North 86 degrees 00' West, 2,047 feet, to the point of beginning, containing 22.89 acres, more or less.

Property Address: 8400 Whites Creek Pike, Nashville, TN 37080

Being the same premises conveyed from Sherrie Guenther and from Susan King and from Sheron Dickerson to Julia Sherlene Garrett Clark in a deed dated 02/28/2018 and recorded date 03/06/2018 in Instrument Number 20180306- 0021160 of the official records.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Julia Sherlene Garrett Clark

Russell H. Clark

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Julia Sherlene Garrett Clark and Russell H. Clark, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 5 day of October, 2023

Notary Public

My Commission expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Julia Sherlene Garrett-Clark Russell H. Clark

Affiant

Print Name: Julia Sherlene Garrett-Clark Russell H. Clark

STATE OF Tennessee

COUNTY OF Davidson

Sworn to and subscribed before me this 5 day of October, 2023.

Kimberly Kronick-Worrall

Notary Public

My Commission expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Julia Sherlene Garrett Clark and Russell H. Clark
8400 Whites Creek Pike
Nashville, TN 37080

Name and address of property owner:

Julia Sherlene Garrett Clark and Russell H. Clark
8400 Whites Creek Pike
Nashville, TN 37080

Tennessee Certification of Electronic Document

I, Melissa Plagman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on OCTOBER -05 -2023 (date of document).

Melissa Plagman
Affiant Signature

OCTOBER -05-2023
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 05 day of OCTOBER, 2023.

Shannon McIntyre
Notary's Signature

MY COMMISSION EXPIRES: 06/24/2024

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
SHANNON M MCINTYRE - Notary Public
Allegheny County
My Commission Expires Jun 24, 2024
Commission Number 1270193