Karen Johnson Davidson County
Batch # 1104339 DEEDQC
02/26/2024 08:20:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240226-0012688

This Instrument Prepared by:
Covington G. Dismukes
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
THE DON AND LINDA CLARK REVOCABLE TRUST #1 8270 OLD SPRINGFIELD PIKE GOODLETTSVILLE, TN 37072	Same	MAP 7, PARCEL 23

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **DONALD R. CLARK and wife, LINDA A. CLARK** ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of the DON AND LINDA CLARK REVOCABLE TRUST #1, and their successors, heirs and assigns. The real estate is described as follows:

LAND in the 11th Councilmanic District of Davidson County, Tennessee in the City of Goodlettsville, being bounded on the north by Dickerson Pike (U.S. Hwy. 41) on the east by Lot 1 Lockeridge Subdivision (Book 9700, page 202 RORDCT), and Tony Cannon (Book 9052, page 740 RODCT) on the south by Old Springfield Pike and on the west by Eugene Bausell and being described according to a mortgage loan inspection with a composite description prepared from adjacent deeds, plats, Tennessee Department of Transportation right-of-way plans and field measurements prepared by Campbell McRae and Associates (Glenn McRae, TN R.L.S. #1673) dated 7/1/99, more particularly as follows:

BEGINNING at a point in the northerly margin of Old Springfield Pike, said point being the southeast corner of the Eugene Bausell land (Lot 9 Resubdivision of the unrecorded plan of the W.H. Tinnon Subdivision (Book 5190, page 152 RODCT); thence with said Bausell, and said Lot 9, North 18 deg. 48' 37" East 338.61 feet to a point in said Bausell; thence continuing with said Bausell (Book 7974, page 844 RODCT), Northerly 245 feet+- to a point in the southerly margin of Dickerson Pike (U.S. Hwy. 41); thence with said southerly margin, easterly 25.38 feet to a point at the northwest corner of Lot 1 Lockeridge Subdivision (Book 9700, page 202, RODCT); thence with said Lot 1 Lockeridge Subdivision, South 01 deg. 33' 28" West 353.46 feet to a point in the westerly line of Tony Cannon (Book 9052, page 740 RODCT); thence with said Cannon, South 01 deg. 34' 52" West 341.46 feet to a point in the northerly margin of said Old Springfield

Pike; thence with said Old Springfield Pike, northerly 270 feet +- to the point of beginning.

BEING the same property conveyed to DONALD R. CLARK and wife, LINDA A. CLARK, by warranty deed from Eva Jewel Pruett, of record in Instrument No. 20020522-0062598, dated May 21, 2002, recorded May 22, 2002, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 8270 Old Springfield Pike, Goodlettsville, TN 37072.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 19th day of February, 2024.

Linda A. Clark
Affiant

Notary Public

My Commission Expires: _____

COVINGTON G. DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES DECEMBER 13, 2025

This is improved property, known as 8270 Old Springfield Pike, Goodlettsville, TN 37072.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 19th day of February, 2024.

DONALD R. CLARK

LINDA A. CLARK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DONALD R. CLARK**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 19th day of February, 2024.

Notary Public

My Commission Expires:_____

COVINGTON G. DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES DECEMBER 13, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDA A. CLARK**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 19th day of February, 2024.

Notary Public

My Commission Expires:_____

COVINGTON G. DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES DECEMBER 13, 2025