Karen Johnson Davidson County
Batch# 1111605 DEEDQC
03/15/2024 12:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240315-0018201

Prepared by:

Steltemeier & Westbrook, PLLC
220 Second Avenue, South
Franklin, TN 37064

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ - 0 -.

JAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Affiant

Subscribed and sworn to before me this 29TH day of February, 2024.

Notary Public

My Commission Expires: 03/25/25

Address of New Owner:	Send Tax Bills to:	Tax Information:
RC & KJ Properties LLC		
854 Forest Acres Drive	NEW OWNER	92-16-199.00
Nashville, TN 37220		

QUITCLAIM DEED

For consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **RICKEY LEE CLARKE,** hereinafter referred to as the GRANTOR, by these presents, does hereby quitclaim and convey all of his right, title and interest unto **RC & KJ PROPERTIES LLC, a Tennessee limited liability company,** hereinafter referred to as the GRANTEE, in and to a certain tract or parcel of land located in Davidson County, State of Tennessee, to-wit:

Being part of Lot No. 144 on the Plan of John Boyd's Home Tract, as of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Broad Street 55 feet eastwardly from the easterly margin of 19th Avenue South, formerly Douglas Avenue, being Lem A. Warner's Northeast corner; thence with his easterly line southwardly 125 feet; continuing with his line southwestwardly 17 feet 8 inches to his Southeast corner on the northerly margin of a 10-foot alley; thence with said alley, eastwardly 18 feet, more or less, to what was formerly W.W. Dillon's Northwest corner; thence eastwardly and parallel to the southerly line of said Lot No. 144 to the westerly line of the lot conveyed to

Dora V. Grimes by the Northwestern Mutual Life Insurance Company by deed recorded in Book 239, Page 179, said Register's Office; thence northwardly along said westerly line to a point in the southerly line of Broad Street, 58 feet 9 inches westwardly from the Northeast corner of said Lot No. 144; thence in a southwesterly direction with the southerly margin of Broad Street 43 feet 3 inches to the beginning.

Being the same property conveyed to Ricky Lee Clarke by Warranty Deed from Charles Michael Stevens and wife, Priscilla G. Stevens of record at Instrument No. 20180410-0033623, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at 1817 Broadway, Nashville, TN 37203.

Witness my hand this 29TH day of February, 2024.

Rickey Lee Clarke

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rickey Lee Clarke, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at FRANKLIN, Tennessee, this 29TH day of February, 2024.

Notary Public

My Commission Expires: 03/25/25

JAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Larry N. Westbrook, 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 February 29, 2024.

Signature – Larry N. Westbrook

Date: March 15, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of March, 2024.

Notary Public

My Commission Expires: 9/6/2027

