Karen Johnson Davidson County
Batch# 1112854 DEEDQC
03/19/2024 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240319-0019020

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Wallace Michael Clark and Twyla Lambert Clark, Trustee
147 39th Avenue North
Nashville, TN 37209

Send Tax Bills To
Same

Map-Parcel No.
104-1-194

Quitclaim Deed to Trustee

Grantor: Twyla Marie Lambert
Grantee: Wallace Michael Clark and Twyla Lambert Clark, Trustee of the Revocable Trust of Wallace Michael Clark and Twyla Lambert Clark, dated March 19, 2024

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 48, on the map of Part of West Grove Subdivision, of record in Book 421, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Twyla Marie Lambert by deed from Christy Wilson Giddish and husband, Gregg A. Giddish, of record in Record Book 11131, Page 511 Register's Office for Davidson County, Tennessee.

Twyla Marie Lambert and Twyla Lambert Clark is one and the same person.

This is improved property, known as: 147 39th Avenue North, Nashville, TN 37209.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Signed on March 19, 2024

Twyla Marie Lambert, Grantor

Wallace Michael Clark, Grantor

Wallace Michael Clark, husband of Twyla Marie Lambert, for the consideration expressed herein, joins for the purpose of granting, bargaining, selling, conveying and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns, all rights, claims and interests of every kind, character and description whatsoever which he now has or may acquire in the future by virtue of his marriage, including but not limited to homestead and any interest in the above described real property as all or a part of an elective share of a surviving spouse as provided by the laws of the State of Tennessee.

State of Tennessee
County of Sumner

On March 19, 2024, personally appeared before me, Twyla Marie Lambert, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Notary Public

My commission expires: 7/2/26

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

State of Tennessee
County of Sumner

On March 19, 2024, personally appeared before me, Wallace Michael Clark, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public

My commission expires: 7/2/26

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Wallace Michael Clark, Trustee
Grantee

Sworn to and subscribed before me on March 19, 2024.

Notary Public

My commission expires: 7/2/26

CHRIS JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Jennifer Wheeler, do hereby make oath that I am 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 March 19, 2024.

Jennifer Wheeler
Signature

3.19.24
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 19, 2024.

Notary's Signature

My Commission Expires: 7/21/26

