Prepared by: Jessica A. Hunter, Attorney, 1503 16th Avenue South, Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch # 1135422 DEEDWARR
05/15/2024 01:26:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240515-0036018

LENORA CLARK

TO: WARRANTY DEED

LENORA CLARK, Trustee of the
LENORA CLARK REVOCABLE TRUST dated May 10, 2024

THIS DEED OF REALTY, executed as of the 15 day of May, 2024, by and between, LENORA CLARK, an unmarried woman, ("Grantor"), and LENORA CLARK, Trustee of the LENORA CLARK REVOCABLE TRUST dated May 10, 2024, and any amendments thereto, ("Grantee"),

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, all of Grantor's right, title and interest, to have and to hold and to its successors and assigns forever, in fee simple, certain realty, with any and all improvements thereon, situated in Davidson County, Tennessee, being bounded and described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 56 on the Plan of Phase I, Valley View Terrace, of record in Book 5200, page 77, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 56, which is a corner lot, fronts 65.0 feet on the northerly margin of Cathy Jo Circle and fronts 107.55 feet on the easterly margin of Norway Terrace, said frontages being joined by a curve having a length of 39.27 feet, and extends back 88.08 feet on the northerly line and 125.0 feet on the easterly line to a point of intersection.
>
> Being the same property conveyed to Lenora Clark, an unmarried woman, by Warranty Deed from Bernie L. King and wife, Peggy B. King, dated May 26, 1988 and recorded June 2, 1988, of record in Book 7560, Page 59, in the Register's Office for Davidson County, Tennessee.

The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

That Grantor (1) covenant that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2024 taxes which Grantee assumes; (2) will forever warrant and defend the title unto Grantee and to its successors and assigns against all lawful claims, subject, however, to all legally enforceable restrictions and easements of record and in existence in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Lenora Clark
LENORA CLARK Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LENORA CLARK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 15th day of May, 2024.

My Commission Expires:
March 8, 2028.

Rachel Reynolds
Notary Public

RACHEL REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
Lenora Clark, Trustee of the Lenora Clark Revocable Trust 200 Norway Terrace Nashville, TN 37211	SAME/OWNER
Property Address:	Map and Parcel No.:
200 Norway Terrace Nashville, TN 37211	133 08 0 178.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).