This Instrument Prepared By:
Ronald H. Bice, Jr.
Attorney at Law
203 Deerfield Lane
Franklin, TN 37069

Karen Johnson Davidson County
Batch # 1167019 DEEDQC
08/06/2024 01:29:49 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240806-0059927

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills to:	Map/Parcel No.:
JAMES P. CLARKE III & JILL COOK CLARKE 725 DARDEN PLACE NASHVILLE, TN 37205	Same	141-00-0-054.00

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, HARPETH RIVERVIEW RETREAT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR has this day quitclaimed, bargained and sold, and do hereby transfer and convey unto, JAMES P. CLARKE III and wife, JILL COOK CLARKE, HEREINAFTER CALLED THE GRANTEES, the entire interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A parcel of land in the Ninth Civil District of Davidson County, Tennessee, on Harpeth River, being a portion of a tract owned by George Thomas Stephens and of record in Book 3709, page 608, Register's Office for Davidson County, Tennessee, surveyed the 10th of September, 1968 by S.H. Hutchison as follows:

BEGIN Lot No. 3 at iron stake in TVA South line, the same being the northeast corner of Lot No. 2; thence with TVA property line south 87 degrees 30 minutes east passing an iron stake in line at 250 degrees, in all 425 feet more or less to a point in Harpeth River; thence down said river as follows: South 25 degrees west 344 feet to a point; south 26 degrees west 165 feet to point; south 51 degrees west 214 feet to point; south 70 degrees west 264 feet to point; north 89 degrees west 164 feet more or less to point in river, the southeast corner of Lot No. 2; thence with easterly line of Lot No. 2 as follows: North 35degrees 30 minutes east passing an iron stake in line on bank of river 575 feet more or less to an iron stake by a corner fence post; north 3 degrees 45 minutes east 227.4 feet to point of beginning, containing 5.58 acres, being the same more or less.

Being the same property conveyed to HARPETH RIVERVIEW RETREAT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JAMES P. CLARKE III and wife, JILL COOK CLARKE on record in Instrument #20220621-0070491, said Register's Office.

This is improved property, known as 8291 Coley Davis Road, Nashville, Tennessee 37221.

Witness our hands this 30th day of July, 2024.

HARPETH RIVERVIEW RETREAT, LLC

BY: _____
JAMES P. CLARKE, III, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES P. CLARKE, III, with whom I am personally acquainted, and who acknowledged that he is the duly appointed Chief Manager of the Tennessee Limited Liability Company HARPETH RIVERVIEW RETREAT, LLC and that he executed the within instrument by signing his name as Chief Manager of the LLC for the purposes therein contained..

Witness my hand and official seal this the 6th day of August, 2024.

_____
Notary Public

My Commission Expires: 09/08/25

RONALD H. BICE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-.
Subscribed and sworn to before me, this the 16th day of August, 2024.

_____
AFFIANT

_____
NOTARY PUBLIC

My Commission Expires: 7/7/2025

ASHLEY BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 07, 2025