Karen Johnson Davidson County
Batch # 1203072 DEEDQC
11/08/2024 02:14:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241108-0087418

Map and Parcel 105-11-10-016.00-CO

THIS INSTRUMENT PREPARED BY:

TIMOTHY K. CORLEY

TIMOTHY K. CORLEY, P.C.

2815 DARBY DRIVE

FLORENCE, AL 35630

SENT TAX NOTICES TO:

542 SOUTHGATE, LLC

C/O PHILIP A. CLARKE II

204 CHAPELWOOD DRIVE

FRANKLIN, TN 37069

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable consideration the receipt and sufficiency of which is acknowledged, the undersigned Grantor:

Philip A. Clarke II, an unmarried man
204 Chapelwood Drive
Franklin, TN 37069

hereby Releases, Quitclaims, and Conveys unto the Grantee: My right title and interest

542 Southgate, LLC
c/o Philip A. Clarke II

204 Chapelwood Drive
Franklin, TN 37069

The following described real property and all improvements and appurtenances thereto (the "Property"):

Land in Davidson County, Tennessee, being Unit No. 16, on the Plan of Southgate Commons Townhomes, attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Southgate Commons Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200424-0043303, Instrument No. 20200427-0043795, Instrument No. 20200427-0043800 and Affidavit Instrument No. 20231214-0096692 and amended in Instrument No. 20200513-0049627, Instrument No 202304040024550 and Instrument No. 202304060025100, Instrument No. 20231214-0096695 in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

This conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years.

2. Liens, encumbrances, restrictions and other matters of record.

There is no consideration paid by Grantee to Grantor hereunder.

The Property is not the homestead of the Grantor.

~~TO HAVE AND TO HOLD said described premises unto the said Grantee, its successors and assigns forever.~~

SIGNED AND DELIVERED THIS 6th day of November, 2024.

Philip A. Clarke II

STATE OF TENNESSEE)
COUNTY OF FRANKLIN)

On this 6th day of November, 2024, before me

personally appeared Philip A. Clarke II, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Given under my hand this 6th day of November, 2024.

Emily Daughrity
Notary Public

My Commission Expires:
11/20/2024

EMILY DAUGHRITY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Source of title 20241018-0081228 ROD

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 4
_____, Affiant
Subscribed and sworn before me this the
8 Day of NOV 2024
_____, Deputy Register