This Instrument Prepared By:
Legacy Law Group, PLLC,
216 Centerview Drive, Suite 140
Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch# 1212840 DEEDQC
12/05/2024 11:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241205-0094524

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
WILLIAM PHILLIP CLARK, TRUSTEE APRIL CLARK, TRUSTEE CLARK REVOCABLE LIVING TRUST DATED SEPTEMBER 10, 2024 9525 NOTTAWAY LANE, BRENTWOOD, TN 37027	SAME	171-2/A/64.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. §67-4-409(a)(1)(D)].

AFFIANT

Sworn to and subscribed before me this November 14, 2024.

Notary Public
My Commission Expires: _____

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

QUITCLAIM DEED

FOR -$10- DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, W. PHILLIP CLARK, who is one and the same as WILLIAM PHILLIP CLARK, hereinafter called Grantor, for the express purpose of conveying all of his right, title and interest in this property, do hereby quitclaim and convey unto WILLIAM PHILLIP CLARK and APRIL CLARK, Trustees of the CLARK REVOCABLE LIVING TRUST, dated September 10, 2024, all of his right, title and interest in the following described real estate in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this November 14, 2024.

BY: _____
W. PHILLIP CLARK

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 W. PHILLIP CLARK, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 14th day of November 2024.

_____
NOTARY PUBLIC

My Commission Expires: _____



EXHIBIT A
PROPERTY DESCRIPTION

Said property is described to wit:

Land in Davidson County, Tennessee, being Unit No. 64 on the Plan of Phase 3A, Brentwood Villa, of record in Book 6900, page 4, as amended in Book 6900, page 186, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nina C. Clark, by Deed No. 20001117-0114232 in the Register's Office for Rutherford County, Tennessee. Nina C. Clark died testate a resident of Rutherford County, Tennessee. Her Will is in Will Book 67, page 563 in the Rutherford County Clerk's Office. Pursuant to the terms of her Will, this property was devised to W. Phillip Clark and Emily C. Joyce, equally, share and share alike.

Being the same property conveyed to W. PHILLIP CLARK and EMILY C. JOYCE by Co-Executor's Quitclaim Deed of record from W. PHILLIP CLARK and EMILY C. JOYCE, Co-Executors of the Estate of NINA CANTRELL CLARK ("the Decedent"), in Instrument 20191004-0101733, Register's Office for Davidson County, Tennessee. NINA C. CLARK died on January 3, 2019, testate as a resident of Rutherford County, Tennessee. Pursuant to the Will Book 67, Page 563, filed on March 13, 2019, in the Office of the Rutherford County Clerk, all title to said real property was devised in equal shares to W. PHILLIP CLARK and EMILY C. JOYCE.

The above description is taken verbatim from the previously recorded deed.

This conveyance is made subject to all restrictions, easements, zoning, and planning ordinances, and other regulations that may affect the premises.

This is an improved property located at 202 GLENSTONE CIRCLE, BRENTWOOD, TN 37027.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 November 14, 2024 (date of document).

Signature

December 5, 2024
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5 day of December, 2024.

Noley Roberts
Notary Public
My Commission expires: March 18, 2028

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028