Karen Johnson
Batch # 1232686
01/31/2025 02 44 06 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250131-0007599

PREPARED BY·
MONTE D. WATKINS
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map-Parcel Number:
Herbert L. Clark and wife, Rosa M. Clark Trustees of the Fourth Generation Trust 153 Queens Lane Nashville, TN 37218	Standard Federal Savings Bank 2600 W Big Beaver Rd. Troy, MI 48084	69-16-172

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Herbert L Clark and wife, Rosa M. Clark, Grantors, by these presents do hereby quitclaim and convey unto Herbert L. Clark and wife, Rosa M. Clark, Trustees of the Fourth Generation Trust dated January____,2025, Grantees, their heirs, successors and assigns, all its right, title and interest in and to the following described tract or parcel of land in Davidson County ,Tennessee, described as follows:

BEGINNING at a point on the center line of North Hydes Ferry Road, said point being the northwesterly front corner of the property formerly conveyed to Boguskie (Book 2904, Page 289 said Register's Office); Thence, leaving North Hydes Ferry Road in a southwesterly direction with Boguskies northwesterly line 220 feet, more or less to a point, Thence, continuing in a southwesterly direction 58 feet, more or less, to a point, Thence, in a northwesterly direction 100 feet, to a point, located on the southeasterly margin of Manchester Avenue; Thence, in a northeasterly direction with the southeasterly margin of said Manchester Avenue, 200 feet to a point located on the center line of North Hydes Ferry Road, Thence in a southeasterly direction with said center line 23 4 feet, t6o a point; Thence , in an easterly direction with the center line 98.5 feet, to a point; Thence, continuing with said center line 19.5 feet to the point of beginning. .

Being the same property conveyed to Herbert L. Clark and wife, Rosa M. Clark by deed from Anne J. Hazelwood, of record in Book 10482, Page 297, Register's Office of Davidson County, Tennessee.

Grantor, Anne J. Hazelwood also conveyed to Herbert L. Clark and wife, Rosa M. Clark the following described property·

BEGINNING at a point located on the southwesterly rear corner of tract formerly conveyed to Boguskie (Book 2904, Page 289, said Register's Office); Thence leaving said corner in an easterly direction 100 feet, to a point; Thence , leaving said corner in an

Witness our hands this 31 day of January, 2025

Herbert L. Clark

Rosa M. Clark

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Ngan Nguyen, a Notary Public in and for the County and State aforesaid, personally appeared Herbert L. Clark and wife, Rosa M. Clark, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at my office in Nashville, Tennessee, this the 31st day of January, 2025.

Notary Public

My Commission Expires 10-04-2027

NGAN NGUYEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0 00.

AFFIANT

Subscribed and sworn to before me, this 31st day of January, 2025

Notary Public

My commission expires. 10-04-2025

NGAN NGUYEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027