Karen Johnson Davidson County
Batch # 1232686 DEEDQC
01/31/2025 02 44 06 PM 3 pgs
Fees $17 00 Taxes $0 00
20250131-0007600

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	Same	13DA-54385 Map 69-2 Par 87

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, the Grantors, by these presents do hereby quitclaim and convey unto Herbert L Clark and wife, Rosa M Clark, Trustees of the Fourth Generation Trust, Grantees, dated January ___ 2025, and to the Trustees heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 249 on the Plan of Enchanted Hills Section 11, as of record in Book 4460, page 184, Register's Office for said county

SAID Lot No. 249 fronts 194 53 feet on the westerly margin of Queen's Lane and runs back between lines the northerly line being 312 6 feet thereon and the southerly line being 197 1 feet thereon to a line in the rear measuring 169 03 feet thereon

Being the same property conveyed to Herbert L. Clark and Wife, Rosa M. Clark, by warranty deed from W.C. Allen and wife, Irene N Allen, of record in Book 4871, Page 857, Register's Office of Davidson County, Tennessee.

This is improved property known as 153 Queens Ln. Nashville, TN 37218

Said property is conveyed subject to such limitations, restrictions, and encumbrances and easements as may affect the premises

easterly direction 100 feet to a point; Thence in a southwesterly direction 70 feet to a point; Thence , in a northwesterly direction 100 feet to a point; Thence in a northeasterly direction 58 feet , more or less 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, also of record in Book 10482, Page 297, said Register's Office.

This is improved property known as 3319 John Mallette Dr.., Nashville, TN 37218 (formerly known as 3319 North Hydes Ferry Rd., Nashville, TN 37218).

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 31st 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, 2024.

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: 10-04-2027

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