QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1254169 DEEDQC
03/31/2025 12:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250331-0024145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

THIS INSTRUMENT WAS PREPARED BY:

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DEBORAH CLARK, QUINTILLA LEONARD, QUINRONTES CLARK	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
921 Allen Road		**096-13-0-132.05**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **DEBORAH CLARK, UNMARRIED** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **: DEBORAH CLARK, UNMARRIED, QUINTILLA LEONARD, UNMARRIED, AND QUINRONTES CLARK, UNMARRIED AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

A TRACT OF LAND IN THE 3RD, FORMERLY THE 2ND, DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 1 ON THE PLAN OF THE LANDS OF MARGARET M. FRAZIER, DECEASED, OF RECORD IN BOOK 417, PAGE 471, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY HICKERSON & HICKERSON, SURVEYORS, DATED JUNE 8, 1961, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF ALLEN ROAD, SAID IRON PIN BEING 10.3 FEET EAST OF A CONCRETE MARKER, AND THENCE SOUTHERLY 230.7 FEET TO AN IRON PIN; THENCE, NORTH 88 DEGREES 54' WEST, 90 FEET TO AN IRON PIN; THENCE, NORTHERLY 231.1 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF ALLEN ROAD; THENCE, SOUTH 88 DEGREES, 40' EAST, 79.7 FEET WITH SAID MARGIN OF SAID ROAD TO A CONCRETE MARKER; THENCE, SOUTH 89 DEGREES 19' EAST, 10.3 FEET WITH SAID MARGIN OF SAID ROAD TO BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DEBORAH CLARK, UNMARRIED, BY WARRANTY DEED FROM WILLIAM B. HITCHCOCK, MARRIED, OF RECORD IN INSTRUMENT NO. 20051004-0119522, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED OCOTBER 3, 2005 AND RECORDED ON OCTOBER 4, 2005.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 31st day of MARCH, 2025.

Deborah Clark

Deborah Clark

STATE OF TN

COUNTY OF DAVIDSON

Personally Appeared Before Me, The Undersigned, A Notary Public In And For Said State And County, Deborah Clark, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of MARCH, 2025.

Notary Signature

My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 **March 31, 2025**.

Date

Affiant Signature

March 31, 2025

Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this **31st** day of **MARCH**, 20**25**.

Notary's Signature

My Commission Expires: 03/09/2027

Date

Notary's Seal (if on paper)

