QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1285025 DEEDQC
06/16/2025 03:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250616-0047180

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of May, 2025

Notary Public
MY COMMISSION EXPIRES: (AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
Celia Stewart Rouse, attorney-at-law
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shawna Lynn Manis Clark	SAME AS NEW OWNER	133-07-0-032.00
(NAME) 3603 Hewlett Court	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jeffrey Wayne Clark, an unmarried man,** hereinafter called the Grantor(s), does hereby bargain, sell, release, remise, quitclaim and convey all my right, title and interest to **Shawna Lynn Manis Clark, an unmarried woman** hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Parma Heights, Section 3 of record in Plat Book 2330, Page 60, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows: Said Lot No. 12 fronts 91.76 feet on the westerly side of Hewlett Court, and extends back between lines 179.53 feet on the Northerly side and 186.76 feet on the Southerly side to a dead line in the rear which measures 91 feet.

Being the same property conveyed to Jeffrey Wayne Clark, an unmarried man by Warranty Deed from Kathy Gale O'Brien, unmarried and Brenda Joyce Roberts, unmarried of record in Instrument No. 20150317-0022912 Register's Office for Davidson County, Tennessee, dated March 13, 2015 and recorded on March 17, 2015.

Being the same property conveyed to Jeffrey Wayne Clark and Shawna Clark, husband and wife, as tenants by the entirety by Quitclaim Deed from Jeffrey Wayne Clark, a married man of record in Instrument No. 20181025-0105846 Register's Office for Davidson County, Tennessee, dated October 01, 2018 and recorded on October 25, 2018.

ALL INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED BY THE PREPARER AS TO THE ACCURACY OF THIS INFORMATION.

This property is __unimproved _X_improved property known as: 3603 Hewlett Court, Nashville, TN 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 21 day of May, 2025.

Jeffrey Wayne Clark

STATE OF Florida
COUNTY OF Leon

Before me, the undersigned Notary Public, personally appeared **Jeffrey Wayne Clark**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 21st day of May, 2025.

Notary Public

My Commission Expires: March 16, 2026

SHERI STEWART
Commission # HH 234906
Expires March 16, 2026

Certificate of Authenticity

I, Celia Stewart Rouse, 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 5/21/25.

Celia Stewart Rouse

Affiant Signature

5/21/25

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 21st day of May, 2025.

Notary's Signature

My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
May 31, 2026
WILSON COUNTY