Davidson County DEEDQC
Recvd: 09/17/07 16:01 2 pgs
Fees:12.00 Taxes:0.00

20070917-0111424

QUITCLAIM DEED

R-CLOP-07-1807

STATE OF Tennessee
COUNTY OF
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

~~THIS INSTRUMENT WAS PREPARED BY~~
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grady & Keisha Clopton	Grady & Keisha Clopton	
1807 25TH AVENUE, NORTH AND 1815 25TH AVENUE, NORTH COURT (NAME)	1807 25TH AVE., N. (NAME)	
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37208 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37208 (CITY) (STATE) (ZIP)	81-6-248.00 & 81-6-244.00

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Virginia R. Clopton HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Grady Edward Clopton, III, and wife, Keisha Clopton HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN COUNTY, STATE OF Tennessee, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBERS 13 AND 9, ON THE PLAN OF CUMBERLAND GARDENS, SECTION 8 OF RECORD IN BOOK 3300, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCED IS MADE FOR A MORE COMPLETE DESCRIPTION.

THE ABOVE-DESCRIBED PROPERTIES ARE NOT THE MARITAL RESIDENCE OF THE GRANTOR(S) HEREIN.

BEING THE SAME PROPERTY CONVEYED TO GRADY E. CLOPTON AND WIFE, VIRGINIA R. CLOPTON BY DEED FROM ADA LYNN MITCHELL, UNMARRIED, OF RECORD IN BOOK 7724, PAGE 306, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BY DEED FROM ADA LYNN MITCHELL, UNMARRIED, OF RECORD IN BOOK 7424, PAGE 169, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID GRADY E. CLOPTON HAVING SINCE PASSED, LEAVING VIRGINIA R. CLOPTON AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1807 25th Ave N AND 1815 25th Ave N Ct, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 15th day of August, 2007.

Virginia R. Clopton
Virginia R. Clopton

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA R. CLOPTON , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of September, 2007.

Dorothy T. Jarrett
Notary Public

My Commission Expires: 12-15-09

DOROTHY T. JARRETT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ D. Grady E. Clopton III
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14th DAY OF Sept 20 07
Deputy Register