BILL GARRETT, Davidson County
Trans:T20160001563 DEEDQC
Recvd: 01/07/16 13:28 1 pgs
Fees:12.00 Taxes:0.00
20160107-0001695

THIS INSTRUMENT PREPARED BY:
JAMES W. PRICE, JR.
SUITE 1800, 201 4TH AVENUE NORTH
NASHVILLE, TN 37219
TEL: (615) 244-5772
FROM INFORMATION SUPPLIED BY THE PARTIES
NO TITLE SEARCH PERFORMED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
LAWAUN CLENDENING TAMICA CLENDENING 1438 ARDEE AVE. NASHVILLE, TN 37216	SAME	072-04-0 212.00

STATE OF TENNESSEE) The actual consideration or value, whichever is greater, for this transfer is None.
COUNTY OF DAVIDSON)

SWORN to and subscribed before me this 7 day of Jan., 2016.

GAIL C GIBSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Gail C Gibson
Notary Public

Teresa Ann Beech Brewer
Affiant

My Commission Expires: _____

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Teresa Ann (Beech) Brewer, Grantor, for and in consideration of One Dollar ($1) cash in hand paid, receipt of which is hereby acknowledged, has bargained and sold and hereby conveys, remise, releases and forever quitclaims unto Lawaun Clendening and wife, Tamica Clendening, their heirs and assigns, all of her right, title and interest in a certain tract and parcel of land in Davidson County, Tennessee described as follows:

Being Lot No. 8 on the Plan of County Club Estates, Block F, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Teresa Ann Beech, by deed dated March 3, 1994, from Anthony Lee Eden (unmarried), of record in Book 9269, Page 907, Register's Office Davidson County, Tennessee.

Teresa Ann Beech being the same person as Teresa Ann (Beech) Brewer.

This is improved property known as 1438 Ardee Ave., Nashville, Davidson County, Tennessee 37216.

This conveyance is subject to all encumbrances appearing of record in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand this the 7 day of Jan., 2016.

Teresa Ann Beech Brewer
Teresa Ann (Beech) Brewer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Teresa Ann Beech Brewer, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7 day of January, 2016.

GAIL C GIBSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Gail C. Gibson
Notary Public

My Commission Expires:
5-8-18