QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20170043735 DEEDQC
Recvd: 05/23/17 11:41 2 pgs
Fees: 12.00 Taxes: 0.00

20170523-0051136

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAITLIN CHAMPION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Leslie M. Clendenin

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leslie M. Clendenin, III, trustees of the Frollo 35 Land Trust	SAME	011-00-0 103.00
(NAME)	(NAME)	
3057 Freeman Hollow Rd		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(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, **Leslie M. Clendenin III Grantor(s),** have quitclaimed unto **Leslie M. Clendenin III, trustee or his successors in trust of The Frollo 35 Land Trust u/a/d May 17, 2017, hereinafter called the Grantee(s)**, their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:,

Land in the 10th Civil District of Davidson County, Tennessee, as described according to a survey by John Kohl, Surveyor, dated January 30, 1975, described as follows:

Beginning at a point in the center of Freeman Road, the southeast corner of the subject tract; thence leaving said Road, S 72° 07' W 322.09 feet to a point in the east line of Dennis Parker Land; thence with Parker's east line N 15° 02' W 519.57 feet to a point in the south line of the property conveyed to William Earl Ayers and wife, of record in Book 4489, Page 791, Register's Office for said County, the northwest corner of the subject property; thence with the south line as set forth in said deed, S 87° 52' E 270.00 feet to a point; thence S 23° 45' E, 105.6 feet to a point: thence S 40° 27' E 82.8 feet to a point in the center of Freeman Road: thence South 17° 53" E, 245.00 feet to the point of beginning, containing 3.21 acres, more or less.

Being the same property conveyed to Leslie M. Clendenin III and Christi M. Clendenin, husband and wife by Special Warranty Deed from Federal National Mortgage Association aka FANNIE MAE dated July 15, 2005, recorded as Instrument 20050721-0084840, in the Register's Office for Davidson County, Tennessee.

Grantor certifies that he held title to the above described property with his spouse, Christi M. Clendenin, and that said spouse died on July 24, 2015 and that he and Christi M. Clendenin were husband and wife on the date of taking title to the above described property and remained continuously married until the date of her death.

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

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.

This is improved ☑ property, known as **3057** (House Number) **Freeman Hollow Rd** (Street) **Goodlettsville** (P.O. Address) **TN** (City or Town) **37072** (Postal Zip)

Witness my/our hand(s) this 23rd day of May, 2017.

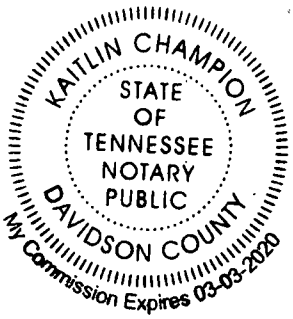
Leslie M. Clendenin III

State of Tennessee
County of Davidson

Personally appeared before me Leslie M. Clendenin III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 23rd day of May 2017.

Notary Public
My Commission Expires:



RETURN TO:

Leslie M. Clendenin III
3057 Freeman Hollow Rd
Goodlettsville TN 37072