Bill Garrett Davidson County
Batch# 32105 DEEDQC
11/30/2017 04:08:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20171130-0122502

THIS INSTRUMENT PREPARED
FROM INFORMATION SUPPLIED BY
THE PARTIES
G. Philip Anderson
Attorney at Law
5110 Maryland Way
Suite 120
Brentwood, TN 37027
615/377-9370

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is none.

Affiant

Sworn to and subscribed before me this 21 day of NOVEMBER, 2017.

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tracy L. Umeda
Notary Public

My Commission Expires:
July 8, 2019

## QUITCLAIM DEED

| Address New Owners As Follows: | Send Tax Bills To: | Map & Parcel No. |
|---|---|---|
| John W. Van Cleaf, III, Trustee of the John W. Van Cleaf, III Revocable Living Trust u/t/a/d November 8, 2017 2112 Sheridan Road Nashville, TN 37206-1248 | Same | Part of 072-16-0-291.00 |

**FOR AND IN CONSIDERATION OF** the sum of Ten Dollars and 00/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN VAN CLEAF,** hereby quitclaims unto **JOHN W. VAN CLEAF, III,** Trustee of the **JOHN W. VAN CLEAF, III REVOCABLE LIVING TRUST,** u/t/a/d November 8, 2017, all the interest he may possess in the following parcel of land located in Davidson County, Tennessee, described as follows:

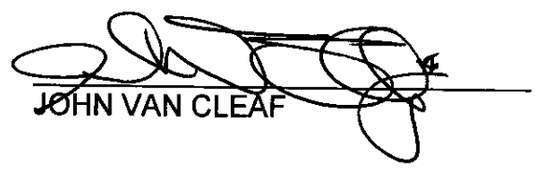
> LAND in Davidson County, Tennessee, being No. Unit B, together with common areas, as established by Declaration of Protective Covenants, Conditions and Restrictions for 2112 Sheridan Commons, a Townhouse Planned Unit Development of record as Instrument No. 20160408-0034046 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> BEING the same property conveyed to John Van Cleaf by Warranty Deed from Jackson Valley Land Partners, LLC dated November 14, 2016, of record as Instrument Number 20161121-0122604, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property identified 2112 Sheridan Road Nashville, Tennessee, 37206-1248.

**IN WITNESS WHEREOF, JOHN VAN CLEAF** has executed this Quitclaim Deed as of the 21 day of NOVEMBER, 2017.



JOHN VAN CLEAF

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 **JOHN VAN CLEAF** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand this 21st day of November, 2017.




Tracy L. Umeda
Notary Public

My Commission Expires:
July 8, 2019