QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF January, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(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 NUMBER (S)
Louisa Clary	NEW OWNER	
(NAME)	(NAME)	06110015600
1529 Hunt Club Blvd., Ste. 201		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE JAMES CLARY HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO LOUISA CLARY, HEREINAFTER CALLED THE GRANTEE (S), HER HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being part of Lot No. 28 on the Plan of Maplewood Manor, of record in Plat Book 547, Page 102, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 28 fronts 68 feet on the southerly side of Virginia Avenue and extends back 275 feet 9 inches on the easterly line and 278 feet, more or less, on the westerly line to the northerly line of Lot No. 13, to a rear line measuring 68 feet thereon.

Being the same property conveyed to James Clary and wife, Louisa Clary Quitclaim Deed from James Clary, of record in Instrument No. 20120904-0079284, in the Register's Office of Davidson County, Tennessee, dated August 28, 2012 and record on September 4, 2012.

This is
( ) unimproved
(X) improved
property known as 906 VIRGINIA AVENUE, NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 53703 DEEDQC
02/01/2018 10:09:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180201-0010207

Witness my/our hand (s) this the 29th day of January, 2018.

JAMES CLARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES CLARY**, 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 29th day of January 2018

Charlotte K. Franklin
Notary Public

My Commission Expires: 1/26/21

CHARLOTTE K. FRANKLIN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

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