Bill Garrett Davidson County
Batch# 69090 DEEDQC
03/14/2018 03:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180314-0024206

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
BC

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

Cathy Annette Ferrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 day of March, 2017.

Barbara Collins
Notary Public

MY COMMISSION EXPIRES: 12-17-2018
(AFFIX SEAL)

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

THIS INSTRUMENT WAS PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Wesley Clinard, Sr.	SAME AS NEW OWNER	09511017200
(NAME) 415 Blue Hills Drive	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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, **Cathy Annette Ferrell**, hereinafter called the Grantor(s), has quitclaimed unto **Thomas Wesley Clinard, Sr.**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Wilson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Merry Oaks, Section 2, as of record in Book 2133, Page 8, Register's Office for Davidson County, Tennessee.

Said Lot 64 fronts 84 feet on the easterly side of Blue Hills and runs back 166.3 feet on the northerly line and 210 feet on the southerly line, to a dead line, measuring 95.1 feet thereon.

Being the same property conveyed to Vickie Jean Clinard by deed from James Paul Evans, dated 09/06/1993, of record in Book 9457, Page 198, said Register's Office. Being the same property conveyed to Thomas Wesley Clinard, Sr. by Affidavit of Heirship for the Estate of Vickie Jean Clinard, dated 02/20/2017, of record in Instrument No. 20170313-0024641, said Register's Office. Being the same property conveyed to Thomas Wesley Clinard, Jr. and Cathy Annette Ferrell, as joint tenants with rights of survivorship by deed from Thomas Wesley Clinard, Sr., dated 03/21/2017, of record in Instrument No. 20170321-0027536, said Register's Office.

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 _X_ improved __ unimproved property known as 415 Blue Hills Drive, Nashville, TN 37214.

Witness my hand this 8th day of March, 2018.

Cathy Annette Ferrell

Cathy Annette Ferrell

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 8 day of March, 2018.

Barbara Collins

Notary Public

My Commission Expires: 12-17-2018

(SEAL)

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
December 17, 2018

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

