THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Bill Garrett Davidson County
Batch# 86312 DEEDQC
04/30/2018 02:07:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180430-0040501

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Patrick Clifford Toni Evette Thomas 1206 Woodland St. Nashville, TN 37206	Pinnacle Bank 150 3rd Ave. S, Ste. 900 Nashville, TN 37201	083-09-0-169.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Patrick Clifford, an unmarried man,** by these presents does hereby quitclaim and convey unto **Patrick Clifford, an unmarried man and Toni Evette Thomas, unmarried,** their heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled East Edgefield Addition, of record in Plat Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patrick Clifford by Warranty Deed from Sherod McGhee AKA Sherid McGhee and Husband, Scott McGhee and Doc McGhee and wife, Wendy McGhee, of record as Instrument No. 20160329-0029631, dated March 25th, 2016, said Register's Office.

This property is improved property known as 1206 Woodland Street, Nashville, TN 37206.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 30th day of April 2018.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires: May 3, 2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30 day of April 2018.

Patrick Clifford

Patrick Clifford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patrick Clifford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 30th day of April 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3 2021