THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III (017760)
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Jeffery Clonce
7413 Riverland Drive
Nashville, TN 37221-6564

SEND TAX BILLS TO:
Jeffery Clonce
7413 Riverland Drive
Nashville, TN 37221-6564

NEW OWNER'S MAILING ADDRESS:
Jeffery Clonce
7413 Riverland Drive
Nashville, TN 37221-6564

MAP-PARCEL NUMBER(S):
126-16-0A-634.00-C

65536230
490835

QUITCLAIM DEED

3426068017

THIS INDENTURE, made this 4th day of April 2019, by and between Jeffery Clonce, Trustee of the Whiskers Revocable Living Trust Agreement dated July 13, 2007, hereinafter referred to as "Grantor", and Jeffery Clonce, an unmarried man, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of One Dollars ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

Lot No. 389 on the Final Plat of Riverwalk, Phase 4C, a Cluster Lot Development, of record as Instrument No. 20060328-0035052, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Property Address: 7413 Riverland Drive, Nashville, TN 37221-6564

Being the same property conveyed to Grantor by deed dated December 05, 2015 which deed was recorded at Instrument/Case No. 20070725-0088178 in the Land Records for Davidson County on December 14, 2015.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(3)(F): "Transfers by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse."

No title examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

Karen Johnson Davidson County
Batch# 217164 DEEDQC
04/12/2019 03:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190412-0033767

WITNESS: the signature of the Grantor the day and year first above written.

Jeffery Clonce, Trustee of the Whiskers Revocable Living Trust Agreement dated July 13, 2007, Grantor

STATE OF Tennessee

COUNTY OF Davidson

On this 4th day of April, 2019, before me personally appeared Jeffery Clonce, Trustee of the Whiskers Revocable Living Trust Agreement dated July 13, 2007, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

SANDIE D. LAMB
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(OFFICIAL SEAL)

Notary Public (Signature of Notary Public)

Sandie D Lamb
(Printed Name of Notary Public)

My Commission Expires: 6-19-21

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: TN Driver License

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS the signature of the Affiant.

Jeffery Clonce, Trustee of the Whiskers Revocable Living Trust Agreement dated July 13, 2007, Affiant

Sworn to (or affirmed), subscribed and acknowledged before me this 4th day of April, 2019, Jeffery Clonce, Trustee of the Whiskers Revocable Living Trust Agreement dated July 13, 2007.

SANDIE D. LAMB
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(OFFICIAL SEAL)

Sandie D Lamb
Notary Public (Signature of Notary Public)

Sandie D Lamb
(Printed Name of Notary Public)

My Commission Expires: 6-19-21

☐ Personally Known OR
☒ Produced Identification [Type of Identification Produced]: TN Driver License

True Copy Certification

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

Signature

State of Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne