Karen Johnson Davidson County
Batch# 231118 DEEDQC
05/16/2019 03:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190516-0046435

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of May, 2019.

Notary Public
MY COMMISSION EXPIRES: 4-13-2

(AFFIX SEAL)

MORGAN O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James R. Clevenger and Cynthia H. Clevenger	SAME AS NEW OWNER	136140046.00
(NAME) 632 Lake Terrace Drive	(NAME)	
(ADDRESS) Nashville, TN 37217	(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, **James R. Clevenger and Cynthia H. Clevenger fka Cynthia H. Riggins, husband and wife**, hereinafter called the Grantor(s), has quitclaimed unto **James R. Clevenger and Cynthia H. Clevenger, husband and wife**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 46, as shown on the map entitled Castlegate, Section One, of record in Book 4460, page 115, 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 CYNTHIA H. RIGGINS AND JAMES R. CLEVENGER, UNMARRIED PERSONS, by deed from DALLAS J. SASS, JR. AND WIFE, FLORENCE M. SASS, of record in Book 10767, Page 483, dated January 20, 1998, said Register's Office. The said Cynthia H. Riggins having since married James R. Clevenger and is now known as Cynthia H. Clevenger.

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 632 Lake Terrace Drive, Nashville, TN 37217.

Witness my hand this 1 day of May, 2019.

James R. Clevenger

James R. Clevenger

Cynthia H. Clevenger

Cynthia H. Clevenger

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James R. Clevenger and Cynthia H. Clevenger 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 1 day of May, 2019.

Notary Public

My Commission Expires: 4-13-22

(SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

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 registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(SEAL)