File No.

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 252323 DEEDQC
07/03/2019 11:30:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190703-0065205

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of ~~March~~ June, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/3/2020

(AFFIX SEAL)

SHERRIE F. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Jerry L. McCloud	SAME	MAP 094 09 0 057.00
(NAME)	(NAME)	
3 Cauley Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I/WE,

Jerry L McCloud and Terri Lynn McCloud, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerry L. McCloud and Terri Lynn McCloud, husband and wife,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract One:

BEING Lot No. 1 on the Final Plat of Resubdivision of Lot No.3 on the plan of STANLEY SUBDIVISION, Plat Book 4300, page 122, and Parts of Lots No. 6, 7, 8 and 9 on the PLAN OF CORLEY'S SUBDIVISION of Lot No. 75 FAIRFIELD VILLAGE, as of record in Book 45, page 575, R.O.D.C., TN, said final plat being Instrument No. 20021223-0157905, in the Register's Office of Davidson County. Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jerry L. McCloud, by Warranty Deed from David C Watkins Jr., and wife Karen R. Watkins, dated March 6, 2003 and recorded in Instrument No. 20030314-0034576, Register's Office in and for Davidson County Tennessee.

TERRI L. MCCLOUD JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, HOMESTEAD, AND/OR INTEREST PURSUENT TO T.C.A. CODE 26-2-301, A,B AND D, IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

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 improved property known as **3 Cauley Ave, Nashville, Tennessee 37210**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 6th day of March, 2019.

Jerry L McCloud

Terri Lynn McCloud

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jerry L McCloud and Terri Lynn McCloud, with whom I am personally acquainted, (or who 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, at office, this ~~6th~~ 13th day of ~~March~~ June, 2019.

NOTARY PUBLIC

My Commission Expires: 11/3/2020

SHERRIE F. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: _____

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027