Karen Johnson Davidson County
Batch# 332819 DEEDQC
12/20/2019 11:31:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191220-0131585

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:
James H. Drescher, Esq.
The Law Office of James H. Drescher
8112 Isabella Lane, Suite 103
Brentwood, Tennessee 37027

Address New Owner:
Mr. Brian G. Clinch
1706 Kingsbury Drive
Nashville, Tennessee 37215

Send Tax Bills To:
Same

Map No: 158-12-0
Parcel No: 014.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LINDA LOUISE TYNES, hereinafter the GRANTOR, does hereby quitclaim and convey unto BRIAN G. CLINCH, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 534 on the Plan of Hillsboro Park Section 13 of Record in Book 4174, Page 20, Register's office for Davidson County, Tennessee.
>
> Said Lot No. 534 Fronts 254.95 Feet on the easterly margin of Kingsbury Drive and extends back 589.6 feet on the southerly line and 638.1 feet on the northerly line to a dead line in the rear.
>
> Being the same property conveyed to Brian G. Clinch and Wife, Linda Tynes Clinch by Warranty Deed from Patricia Ann Pigg Bowman Freeman dated 2/28/2003 and recorded 3/5/2003 at Instrument No. 20030305-0028697.

This is improved property known as 1706 Kingsbury Drive, Nashville, Tennessee, 37215.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 18th day of December, 2019.

GRANTOR:

LINDA LOUISE TYNES

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA LOUISE TYNES, the within named party, with whom I personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand and official seal, this the 18 day of December, 2019.

ANGELA D. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My commission expires: 1/17/23

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration for this transfer is $0.00.

BRIAN G. CLINCH, Affiant

Subscribed and sworn to before me, this the 18 day of December, 2019.

ANGELA D. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/17/23