Karen Johnson Davidson County
Batch# 389510 DEEDQC
04/22/2020 08:13:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200422-0042042

Prepared from information submitted by the parties without opinion of title by Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Larry C. McClanahan
105 Westchester Ct
Madison, TN 37115

SEND TAX BILLS TO:
Same as Owner

TAX MAP/PARCEL #
Map 42-09-0
Parcel 047.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that for and in consideration of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **LARRY C. McCLANAHAN, a single person, Grantor, reserving to myself a life estate,** quitclaim and convey to **LARRY CURTIS McCLANAHAN II and CLINTON DAMON McCLANAHAN, Grantees,** all of my right, title and interest in and to the following described real property:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Kemper Heights, Section II, which is of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the easterly margin of Westchester Court, common corner of Lot Nos. 17 and 18; thence with the line between said two lots in a northeasterly direction 213.9 feet to a point, their common rear corner; thence in an easterly direction, 86.6 feet to a 12 foot private road; thence with the said road, in a southerly direction 284.0 feet to a common rear corner of Lot No. 18 and 19; thence in a westerly direction along the line between said two lots, 230.2 feet to a point in the easterly margin of Westchester Court, thence with a slight curve along said Court in a northwesterly direction 60.43 feet to the point of beginning.

Being the same property conveyed to Larry C. McClanahan, a single person, by warrant deed from Kenneth G. Simmons, of record asdd Instrument 20151231-0131734, said Register's Office.

This is improved property known as 105 Westchester Court, Madison, Tennessee 37115.

The preparer makes no representation with respect to any matter of title, survey, tax or public benefit consequences, or the status of any undertaking by which the property is encumbered.

Witness the signature of the Grantor on date as indicated:

Larry C. McClanahan

Larry C. McClanahan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Larry C. McClanahan**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 7/9/2020

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/9/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0- .

Teresa C Richardson

Affiant

Sworn to and subscribed before me this date: 7/9/2020

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/9/2022