Karen Johnson Davidson County
Batch# 442709 DEEDQC
07/23/2020 10:06:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200723-0081035

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 17 day of July, 2020.

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 6-17-2024

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Esther McClanahan<br>4994 Karen Ray Drive<br>Antioch, TN 37013 | New Owner | 162-03-0-407.00 |

## QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas E. McClanahan, a married man,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Esther S. McClanahan, an unmarried woman,** Grantee(s), their heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 210, Haywood Hills, Section Five, of record in Book 4675, pages 143 and 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed Thomas E. McClanahan and Ester McClanahan by Warranty Deed from Jerry R. Thurman, a single person, dated March 10, 1986 of record in Book 6807, page 712, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Thomas E. McClanahan by Quitclaim Deed from Ester McClanahan dated April 28, 1988 of record in Book 7531, page 645, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Thomas E. McClanahan and Esther McClanahan by Quitclaim Deed from Thomas E. McClanahan dated June 30, 1988 of record in Book 7594, page 833, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Thomas E. McClanahan and wife, Arminta McClanahan by Quitclaim Deed from Thomas E. McClanahan and Esther McClanahan dated May 31, 1990 of record in Book 8127, page 85, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Thomas E. McClanahan and Esther McClanahan by Quitclaim Deed from Thomas E. McClanahan and wife, Arminta McClanahan dated March 6, 2002 of record as Instrument No. 20020405-0042046, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Esther S. McClanahan by Quitclaim Deed from Thomas E. McClanahan and Esther S. McClanahan dated March 6,

2002 of record as Instrument No. 20020405-0042044, Register's Office for Davidson County, Tennessee.

This property is improved property known as **4994 Karen Ray Drive, Antioch, TN 37013**.

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search. No representation of title is made by this deed or the preparation thereof.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 17 day of July, 2020.

Thomas E. McClanahan

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas E. McClanahan,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of July, 2020.

Notary Public

My commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY