Name and Address of New Owner:
Ben McClanahan and Joelita McClanahan
2319 Ridgeland Drive
Nashville, TN 37214

Send Tax Bills To:
Ben McClanahan and Joelita McClanahan
2319 Ridgeland Drive
Nashville, TN 37214

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Map & Parcel No: 073-11-0-040

Karen Johnson Davidson County
Batch# 443342 DEEDQC
07/23/2020 03:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200723-0081351

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ben McClanahan,** "the Grantor," convey and quitclaim unto **Ben McClanahan and Joelita McClanahan, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being lot No. 400 on the plan of Sunset View Section V, of record in book 2854, page 20, Register's Office for said County.
>
> Said lot No. 400 fronts 95 feet on the south side of Ridgeland Drive and runs back 199 feet on the west line and 159.2 feet on the east line to a dead line in in the rear on which it measures 103.1 feet.
>
> This is the same legal description as the previous conveyance.
>
> Being the same property conveyed to Ben McClanahan, unmarried, by Warranty Deed from Eugene N. Farley and wife, Dorothy K. Farley, of record in book 4514, page 179, Register's Office for said County.
>
> This is improved property commonly known as: 2319 Ridgeland Drive, Nashville, TN 37214.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 23 day of July, 2020.

Ben W. McClanahan (SEAL)
Ben McClanahan

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Ben McClanahan**, the within named bargainor, 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 and official seal this 23 day of July, 2020.

Claire H Jenkins
Notary Public
My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Taylor Anderson
(Affiant)

Sworn to and subscribed before me this
23 day of July, 2020.

Claire H Jenkins
Notary Public
My commission expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File # 2020-217

202007230081351

True Copy Certification

I, Matthew Anderson, 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.

_____ Signature

State of Tennessee

County of Davidson

Personally appeared before me, Taylor Anderson, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____ Notary's Signature

My Commission Expires: July 3rd, 2023

