Karen Johnson Davidson County
Batch# 533198 DEEDQC
12/14/2020 02:49:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201214-0147190

PREPARED BY AND AFTER RECORDING RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF Williamson

I, or We, hereby swear or affirm that the actual Consideration for this transfer or value of the Property transferred, whichever is greater is $0.00. Which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant: _____

Subscribed and sworn before me, this the 7th day of December, 2020.

Notary Public: _____
My Commission Expires: _____

ADDRESS OF NEW OWNER:
Clearwater Properties, LLC
414 Union St. Ste 1900
Nashville, TN 37219

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
104-16-0-021.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **JEREMY KELTON, AN UNMARRIED MAN,** (hereinafter referred to as "**GRANTORS**") does quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **CLEARWATER PROPERTIES, LLC, a Tennessee limited liability company** (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, BEING Lot No. 1 on the Plan of Resubdivision of Lot 24 Belmont Heights, George Blair's 1st Revision, of record in Instrument No. 20020530-0065735, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jeremy Kelton by Warranty Deed from John A. Roth and wife, Alene Roth, dated July 19, 2002, of record in Instrument No. 20020724-0089054, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: **1906 Blair Blvd., Nashville, TN 37212**

Said property was never grantor's primary residence

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.

Said property is conveyed subject to such limitations, restrictions, easements and

encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 1th day of December, 2020.

JEREMY KELTON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeremy Kelton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

Witness my hand and official seal at office, this 1th day of December, 2020.

NOTARY PUBLIC

My Commission Expires:

