Karen Johnson Davidson County
Batch# 549570 DEEDQC
01/07/2021 03:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210107-0003553

THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NUMBER:
Charles M. Cain, II Attorney at Law 219 Third Ave. North Franklin, TN 37064	Ashley Marie Clennan 3608 Fairmeadows Court Nashville, Tennessee 37211	3608 Fairmeadows Court Nashville, Tennessee 37211	New Owner	180-04-0B—120.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, the undersigned, **Anthony Rucker Clennan** has bargained and sold and does hereby quitclaim, transfer and convey unto **Ashley Marie Clennan**, her heirs, successors and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows to-wit:

> Land in Davidson County, Tennessee, being Lot(s) 130, as shown on the map entitled Final Plat of Brookview Forest, Phase IV Subdivision, of record in Instrument No. 20061107-0138639, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Ashley Marie Clennan and Anthony Rucker Clennan, by deed from Demetrias Binkley, of record in instrument No. 20190628-0063093, dated June 28, 2019.
>
> THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD.

This is improved property known as 3608 Fairmeadows Court, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging to the said Grantees, their heirs, successors and assigns forever.

WITNESS MY HAND, this the 29th day of September, 2020.

Anthony Rucker Clennan

STATE OF TENNESSEE]
:ss
COUNTY OF Williamson]

Before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, personally appeared **Anthony Rucker Clennan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainer, and that he as such executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and Official Seal at Franklin, state of Tennessee, this the 29th day of September, 2020.

NOTARY PUBLIC
My Commission Expires: 5-18-2024

STATE OF TENNESSEE]
:ss
COUNTY OF Williamson]

I hereby swear or affirm the consideration is $10.00.

Affiant

Sworn to and subscribed before me, this the 29th day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 5/18-2024

LYNN C. WATTERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MAY 18, 2024

LYNN C. WATTERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES MAY 18, 2024

True Copy Certification

I, Tracy Broderick, 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 Rhode Island

County of Newport

Personally appeared before me, [Daniel Gomes], a notary public for this county and state, [Tracy Broderick] 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: 12-18-2023

Notary' Seal (if on paper)

