This Instrument Prepared By:
Evans T. Hassold
Holliday Ingram LLC
25 E. Court Street, Suite 201
Greenville, SC 29601

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Karen Johnson Davidson County
Batch# 549856 DEEDQC
01/08/2021 10:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210108-0003906

Address New Owner	Send Tax Bill:	Map/Parcel
ROBERT JOSEPH CLAYTON & CASEY F. CLAYTON 1035 SHARPE AVENUE NASHVILLE, TN 37206	SAME	083-01-0-099.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

AFFIANT

Sworn to and subscribed before me this 30 day of Nov, 2020.

Notary Public

My Commission Expires: 09/02/2024

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, ROBERT JOSEPH CLAYTON do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to ROBERT JOSEPH CLAYTON and CASEY F. CLAYTON, AS TENANTS BY THE ENTIRETY.

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.

WITNESS MY HAND this 30th day of November, 2020.

By:
ROBERT JOSEPH CLAYTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT JOSEPH CLAYTON with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of November, 2020.

Notary Public

My Commission expires: 09/22/2024

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot(s) 51, as shown on the map entitled Jones & Bradford Subdivision, of record in Plat Book 161, page 142, 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 ROBERT JOSEPH CLAYTON, unmarried by Warranty Deed of record from MEGAN DAVIES, unmarried, in Instrument No. 20180709-0066016, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 1035 Sharpe Avenue, Nashville, TN ~~37216.~~ 37206

Certificate of Authenticity

I, EVANS T. HASSOLD, 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 SOUTH CAROLINA

County of GREENVILLE

Personally appeared before me, LAURA SOLOMON, a notary public for this county and state, EVANS T. HASSOLD who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Laura Solomon

Notary's Signature

My Commission Expires: 2/15/21.

Notary's Seal (If on paper)

LAURA SOLOMON
Notary Public State of South Carolina
My Commission Expires
February 15, 2021

20210108000990