Prepared By:
Mr. Quanroyas Clendening
2307 Barclay Drive
Nashville, Tennessee 37206

After Recording Return To:
Mr. Quanroyas Clendening
2307 Barclay Drive
Nashville, Tennessee 37206

Mail Subsequent Tax Bills To:
Mr. Quanroyas Clendening
2307 Barclay Drive
Nashville, Tennessee 37206

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn before me, this 5 day of Jan, 2021

Notary Public
My Commission Expires:

TAX INFORMATION #: 083-11-0-084.00

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. LaWaun Clendening, *("Grantor")* **whose address is** 1438 Ardee Avenue, Nashville, Tennessee 37216, hereby ***CONVEYS, REMISE, RELEASE AND FOREVER QUITCLAIM TO*** Mr. Quanroyas Clendening *("Grantee")*, **whose address is** 2307 Barclay Drive, Nashville, Tennessee 37206, his heirs and assigns, all right, title, interest and claim to the following real estate property located at 2307 Barclay Drive in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37206, to-wit:

Land in Davidson County, Tennessee, being Lot No.8 on the Plan of Eastland Acres, with the Section No.1, Of Record In Book 2133, Page 103, Register's Office For Davidson County, Tennessee, and having the following description:

Beginning on the northerly margin of Barclay Drive at the corner Lot Nos. 8 and 9; thence with the line between said lots, northwardly 172 feet to the northwest corner of Lot No. 8; thence with the north line of said lot, eastwardly 50 feet to the west line of Lot No. 6; thence with the line between Lot Nos. 6 and 8, southeastwardly 66.9 feet to the northwest corner of Lot No. 7; thence with the westerly line of said lot, southwardly 120 feet to the northerly margin of Barclay Drive; thence with the northerly margin of said Drive, westwardly 92 feet to the beginning.

Being the same property conveyed to LaWaun Clendening by deed from Grady H. Dobbins and wife, Lillian Dobbins of record in Instrument No. 20020509-0057655, in the Register's Office of Davidson County, Tennessee.

FOR VALUABLE CONSIDERATION, in the amount of $0.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 01/14/2021, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

(Grantor's Signature)

(Grantee's Signature)

Mr. LaWaun Clendening
(Grantor's Printed Name)

Mr. Quanroyas Clendening
(Grantee's Printed Name)

Grantor's Address:
Mr. LaWaun Clendening
1438 Ardee Avenue
Nashville, Tennessee 37216

Grantee's Address:
Mr. Quanroyas Clendening
2307 Barclay Drive
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch# 554930 **DEEDQC**
01/15/2021 10:06:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210115-0007034

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on Jan 15 2021 by Mr. LaWaun Clendening, who are personally known to me or who have produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Gail Gibson

(Signature of Notary)

Gail Gibson

(Printed Notary Name) Davidson, Tennessee

My Commission expires: 4-18-2022

GAIL C GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY