QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00.

Clara N. Guider

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE TWENTY-SECOND (22ND) DAY OF FEBRUARY, 2021.

(Affix Seal) Notary Public

My Commission Expires: 07/14/2024

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Kevin T. Williams Attorney at Law
% Property Title Services, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Clara N. Guider	SAME	00715001600
2008 Graceland Drive		
Goodlettsville, TN 37072		

For and in consideration of the sum of $10.00, consisting of cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Andre L. Guider,** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto **Clara N. Guider,** hereinafter called the Grantee, **his** heirs and assigns, all of my right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

See Attached "EXHIBIT A"

This is ( ) unimproved property:

(X) improved property known as: 2008 Graceland Drive, Goodlettsville, TN 37072

Witness my hand this twenty-second (22nd) day of February, 2021:

Andre L. Guider

Karen Johnson Davidson County
Batch# 584683 **DEEDQC**
03/04/2021 11:40:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210304-0028311

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **Andre L. Guider,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed this instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this twenty-second (22nd) day of February, 2021.

Notary Public

My Commission Expires: 07/14/2024

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

EXHIBIT A

BEING Lot No. 54, on the Plan of Grizzard Manor, Section 3, of record in Plant Book 4675, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Willie J. Guider by deed of record as instrument number 20070702-0078389, Register's Office for Davidson County, Tennessee.

Willie J. Guider died May 6, 2020. The heirs of Willie J. Guider, as set forth in Affidavits of Heirship of record as instrument numbers 20210304-0028309 and 20210304-0028310 Register's Office for Davidson County, Tennessee, were his widow, Clara N. Guider, and his only natural born or adopted child, Andre L. Guider.