Karen Johnson Davidson County
Batch# 667169 DEEDQC
06/29/2021 10:15:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210629-0087822

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. *ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.*

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) 257 Elm St TN LLC	(NAME) NEW OWNER	04313018000
(STREET ADDRESS) 132 Angelica Avenue		
(CITY) (STATE) (ZIP) Summerville, SC 29483	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **KEITH A. CLAYTON AND COLETTE CLAYTON, TRUSTEES OF THE CLAYTON FAMILY TRUST DATED MAY 23, 2005,** Grantor, does hereby quitclaim and convey unto **257 ELM ST TN LLC, a Tennessee Limited Liability Company,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in DAVIDSON County, Tennessee, as follows:

Being Lot No. 27 and the westerly ½ of Lot No. 28 of Block F on the Map of Forest Park Subdivision, Madison, Tennessee, as of record in Book 843 (erroneously referred to as Book 343 in prior deed), page 44, Register's Office for Davidson County, Tennessee. Said Lots adjoin and front together 75 feet on the north side of Elm Street and run back between parallel lines 150 feet to a dead end.

Being the same property conveyed to Keith A. Clayton and Colette Clayton, Trustees of the Clayton Family Trust dated May 23, 2005 by Warranty Deed from Ewing C. Chenault as recorded in Instrument Number 20170202-0011159, Register's Office for Davidson County, Tennessee.

The property address is: 257 Elm Street, Madison, TN 37115..

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 24 day of June, 2021.

Affiant

My commission expires: 3/1/25
(Affix Seal)

Notary Public

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this JUN 24 2021 day of June, 2021

The Clayton Family Trust dated May 23, 2005

Keith A. Clayton Trustee
By: Keith A. Clayton, Trustee

Colette Clayton, Trustee
Colette Clayton, Trustee

STATE OF SOUTH CAROLINA }
COUNTY OF DORCHESTER }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Keith A. Clayton and Colette Clayton, Trustees for The Clayton Family Trust dated May 23 2005, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this JUN 24 2021 day of June, 2021.

Lori R. Beier
Notary Public

Expiration Date: _____

LORI R. BEIER
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
My Commission Expires
9/20/21