Name and Address of New Owner:
Frankie Arnaz Watts-McClinton and Gregory McClinton
336 Arrington Street
Nashville TN 37207

Send Tax Bills To:
Frankie Arnaz Watts-McClinton and Gregory McClinton
336 Arrington Street
Nashville TN 37207

Karen Johnson Davidson County
Batch# 668916 DEEDQC
06/30/2021 02:09:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210630-0088809

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 082-070-15400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **LaQuita Wyatt** "the Grantor," convey and quitclaim unto **Frankie Arnaz Watts-McClinton ,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING LOT NO. 3 ON THE PLAN OF EAST NASHVILLE REAL ESTATE CO.'S PLAN OF LOTS, AS OF RECORD IN BOOK 3500, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO FRANKIE WATTS-MCCLINTON AND LAQUITA WYATT BY QUITCLAIM DEED FROM FRANKIE WATT-MCCLINTON, ADMINISTRATRIX, RECORDED ON AUGUST 7, 2017, OF RECORD IN INSTRUMENT NO. 20170807-0080483, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 336 ARRINGTON ST., NASHVILLE, TN 37207.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 25 day of June, 2021.

(SEAL)
LaQuita Wyatt

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, LaQuita Wyatt , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25 day of June, 2021.

RONALD A. HASKINS SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 7/9/2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
25 day of June, 2021.

Notary Public
My commission expires: 7/9/2024

File # 2021-2888

RONALD A. HASKINS SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, John A. Bell Jr., 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 TN
County of Davidson
Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., 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: 01-06-2025
Notary Seal (if on paper):

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

202106300088809