THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429** **FTEC File No. 36494**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. MS Affiant Subscribed and sworn to before me, this 13th day of August, 2021. Alice J Stewart Notary Public My Commission Expires: 7/26/2025

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

QUITCLAIM DEED

Address New Owner: Elizabeth Whitson Clay Whitson Jeannette Whitson 4606 Utah Avenue Nashville, TN 37209	Send Tax Bills To: New Owner 4410 Forsythe Place Nashville, TN 37209	Tax Information: 10304009500

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **CLAY WHITSON and wife, JEANNETTE WHITSON, and CLAY WHITSON, JR., unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **CLAY WHITSON and wife, JEANNETTE WHITSON, as to an undivided ninety percent (90%) interest, and ELIZABETH WHITSON, unmarried, as to an undivided ten percent (10%) interest,** their heirs and assigns, as joint tenants with rights of survivorship, all of their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 4606 Utah Avenue, Nashville, TN 37209.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of August, 2021.

Clay Whitson
CLAY WHITSON

Jeannette Whitson
JEANNETTE WHITSON

Clay Whitson Jr.
CLAY WHITSON, JR.

Karen Johnson Davidson County
Batch# 700610 DEEDQC
08/19/2021 08:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210819-0112128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named CLAY WHITSON and JEANNETTE WHITSON, the bargainors, 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 at office, this 13th day of August, 2021.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named CLAY WHITSON, JR., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of August, 2021.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 11 and the West half of Lot No. 10 of Block 4, on the Map of The Sylvan Land Company's Subdivision of record in Book 332, page 104, Register's Office for said County, and described as follows:

Beginning on the North margin of Utah Avenue 60 feet East of 47th Avenue North; thence Easterly, along the North margin of Utah Avenue 75 feet; thence Northerly parallel to 47th Avenue North, 160 feet to an Alley; thence Westerly along said Alley 75 feet; thence Southerly parallel to 47th Avenue North, 160 feet to the beginning.

Being the same property conveyed to Clay Whitson and Jeannette Whitson, husband and wife, and Clay Whitson, Jr., unmarried, by deed dated May 25, 2021 from Whitney Ryan and wife, Jessica Ryan of record in Instrument No. 20210527-0072110, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, 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 on 8/18/2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary Public

My commission expires October 2, 2023

