QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 8-20-2024
(AFFIX SEAL)

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 702916 DEEDQC
08/23/2021 12:28:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210823-0113626

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lisa Clouse	**Same**	**11400012901**
(NAME)	(NAME)	
8485 Old Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PHILLIP DENNING AND DEBORAH L. DENNING, HUSBAND AND WIFE ("GRANTOR")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LISA CLOUSE ("GRANTEE")

HER HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD, THE SAME BEING 550 FEET FROM THE NORTHERLY MARGIN OF CHARLOTTE PIKE; THENCE WITH THE MARGIN OF OLD HICKORY BOULEVARD NORTH 1 DEG. 00' WEST 60 FEET TO A POINT; THENCE NORTH 89 DEG. 17' EAST 260 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH 20 DEG. 15' WEST 62 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH 89 DEG. 17' WEST 235 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP DENNING AND DEBORAH L. DENNING, BY WARRANTY DEED FROM JAMES V. GRAVES AND DORA H. GRAVES, OF RECORD IN BOOK 10605 PAGES 157 – 159, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **708 Old Hickory Blvd., Nashville, Tennessee 37209**

Witness our hands this the 19 day of August, 2021.

PHILLIP DENNING

DEBORAH L. DENNING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PHILLIP DENNING** the within named 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, this the 19 day of August, 2021.

Notary Public

My Commission Expires: 8-20-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEBORAH L. DENNING** the within named 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, this the 19 day of August, 2021.

Notary Public

My Commission Expires: 8-20-2024