QUITCLAIM DEED	STATE OF _____, COUNTY OF _____ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS: **STATE OF TENNESSEE** **COUNTY OF DAVIDSON** **The actual consideration or true value, whichever is greater for this transfer is** **$** 0 _____, **Affiant** **Subscribed and sworn before me this the** 8 **Day of** Sept, 2021. A. Hayes, **Deputy Register**
This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.	

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 711300 **DEEDQC**
09/08/2021 10:16:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210908-0120083

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mary A. Clinard 602 Freedom Ct. Nashville, TN 37209	Mary A. Clinard 602 Freedom Ct. Nashville, TN 37209	90-12-182.00

KNOW ALL MEN BY THESE PRESENTS that Randall E. Clinard, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Mary A. Clinard, hereinafter called **"GRANTEE,"** her successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot 195 on the plan of Charlotte Park, Section II of record in Plat Book 2663, Pages 22 & 23, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Billy B. Clinard and wife, Mary A. Clinard and Randall E. Clinard, a married man, all as Joint Tenants with right of survivorship by Warranty Deed from William Kevin Fedie and Nina Jean Fedie, dated March 4, 2005, and recorded March 8, 2005, in Instrument No. 20050308-0025498, Register's Office for Davidson County, Tennessee. Billy B. Clinard has since died.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on Sept 7, 2021

Randall E. Clinard

STATE OF Tennessee

COUNTY OF Davidson

On September 7, 2021, before me personally appeared Randall E. Clinard, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on September 7, 2021.

DEBBRA A. VANATTA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 07, 2023

NOTARY PUBLIC

My Commission Expires:
March 7, 2023