QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF _____, COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE,

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Ricky Clinard, Affiant
Subscribed and sworn before me this the
21 Day of September 2021.
A. Hayes, Deputy Register
My Commission Expires:

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# 720409 DEEDQC
09/21/2021 10:24:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210921-0126569

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

KNOW ALL MEN BY THESE PRESENTS that Mary A. 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 Ricky Clinard, unmarried, hereinafter called **"GRANTEE,"** his successors and assigns, her 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 Mary A. Clinard by Quitclaim Deed from Randall E. Clinard dated September 7th, 2021 and recorded September 8th, 2021 in Instrument No. 20210908-0120083, Register's Office for Davidson County, Tennessee.

This instrument and [illegible] and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on September 17th, 2021

Mary Ann Clinard

Mary A. Clinard

STATE OF TN

COUNTY OF Davidson

On September 17th, 2021, before me personally appeared Mary A. 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 17th, 2021.

NOTARY PUBLIC

JEREMY COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
May 7, 2024