Prepared by and Return To: LENDSERVNATIONAL TITLE
293 Walnut Bend Rd, #103
Cordova, TN. 38018
901-752-1587

Karen Johnson Davidson County
Batch# 752860 DEEDQC
11/10/2021 10:41:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211110-0150160

QUIT CLAIM DEED

GRANTOR: Joshua Clayton
GRANTEE: Michael McDonald

KNOW ALL MEN BY THESE PRESENTS, That I, Joshua Clayton, for and in consideration of ten dollars ($10.00), receipt of which is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim and convey unto, Michael McDonald, a single man, all my interest in the following described real estate located in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 336 on the Final Plat of The Reserve at Stone Hall, Phase 1, Section 3C, Planned Unit Development, of record in Instrument No. 20160803-0080220, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said property.

This being the same property conveyed to Michael McDonald and Joshua Clayton, a married couple, by Warranty Deed, recorded in Instrument No. 20170821-0085742, on August 21, 2017, as recorded in the Register's Office of Davidson County, Tennessee.

Reference Final Decree of Divorce, Docket No. 21D819, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville.

Improved Property: 5344 Highland Place Way, Hermitage, TN 37076

Parcel # 085040A33600 CO

Property address/Current owner: Michael McDonald and Joshua Clayton
5344 Highland Place Way
Hermitage, TN 37076

THIS QUIT CLAIM DEED IS BEING PREPARED WITHOUT THE BENEFIT OF SURVEY AND/OR TITLE SEARCH.

I do hereby quit claim the title herein conveyed against the lawful claims of all person's claiming the same by, through or under me but not otherwise.

IN TESTIMONY WHEREOF, I have executed this instrument this the 5th day of November, 2021.

BY: Joshua Clayton
Joshua Clayton

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 5th day of November, 2021, before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Joshua Clayton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he executed the same.

Witness my hand and official seal at Nashville, TN this the 5th day of November, 2021

Andrea Kindt
Notary Public

My commission expires:

ANDREA KINDT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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Property known as: **5344 Highland Place Way, Hermitage, TN 37076**

Parcel No: 085040A33600 CO

Mail Tax Notice To New Property Owner:

Michael McDonald
5344 Highland Place Way
Hermitage, TN 37076

I hereby swear and/or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer was Ten dollars ($10.00)

Affiant: _____

Subscribed and sworn to before me this the 4 day of November, 2021

_____ 6-28-22
Notary Public My Commission Expires

JENETT ROCHESTER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 6-28-2022