Karen Johnson Davidson County
Batch# 756361 DEEDQC
11/16/2021 03:17:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211116-0152724

**THIS INSTRUMENT PREPARED BY:**
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

# QUITCLAIM DEED

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Douglas H. McClanahan and Bradley D. McClanahan, Trustees of the Janice S. McClanahan Spousal Access Irrevocable Trust 3609 Trimble Road Nashville, TN 37215 | Same | 130-08-0-136.00 |

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, the undersigned, JANICE S. MCCLANAHAN, by these presents do hereby quitclaim and convey unto DOUGLAS H. MCCLANAHAN and BRADLEY D. MCCLANAHAN, Trustees of the Janice S. McClanahan Spousal Access Irrevocable Trust u/t/a dated November 8, 2021, as heretofore or hereafter amended, their successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party, all of my right, title and interest in and to that certain tract or parcel of located in Davidson County, Tennessee, more fully described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 10, Resubdivision Lot No. 1 Charleston Place and Resubdivision Lot No. 10 Larkway Gardens, as shown on plat of record in Plat Book 5200, Page 534, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Janice S. McClanahan by Warranty Deed of record in Instrument No. 20160212-0013811, Register's Office, Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 11 day of November, 2021.

Janice S. McClanahan
JANICE S. MCCLANAHAN

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, Diane M. LaRue, a Notary Public of the State and County aforesaid, personally appeared JANICE S. MCCLANAHAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 11th day of November, 2021.

DIANE M. LARUE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Diane M. LaRue
Notary Public

My Commission Expires:
7.13.2024

**This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(3)(F). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(5).**