QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Leah Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF November, 2021.

Patricia J Parsons
Notary Public

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

STATE OF TENNESSEE NOTARY PUBLIC PATRICIA J PARSONS WILSON COUNTY

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)
Phillip Denning and Deborah L. Denning.	**Same**	**11400012901**
(NAME)	(NAME)	
8080 Old Charlotte Pike	**Same**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 764495 **DEEDQC**
12/01/2021 01:14:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211201-0158908

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,

LISA CLOUSE ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

PHILLIP DENNING AND WIFE DEBORAH L. DENNING ("GRANTEE")

THEIR 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 LISA CLOUSE BY QUITCLAIM DEED FROM PHILLIP DENNING AND DEBORAH L. DENNING, OF RECORD IN INSTRUMENT NUMBER 20210823-0113626, 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 29 day of 11, 2021.

LISA CLOUSE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LISA CLOUSE,** 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 29 day of November, 2021.

Notary Public

My Commission Expires: 8-20-2024

PATRICIA J PARSONS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY