Karen Johnson Davidson County
Batch# 766544 DEEDQC
12/03/2021 09:28:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211203-0160358

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
John D. Clayton, Trustee 2021 Jenifer A. Clayton Irrevocable Trust 2116 19th Ave., St. Nashville, TN 37212	New Owner	10416002600

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration **Jenifer A. Clayton** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **John D. Clayton, Trustee, 2021 Jenifer A. Clayton Irrevocable Trust Agreement dated November 18, 2021**, ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land is Davidson County, Tennessee, being the Southerly 50 feet of the Northerly 52 feet of Lot No. 41 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 56 and revised in Book 332, Page 117, Register's Office for said County.

Said part of Lot No. 41 fronts 50 feet on the Easterly side of 19th Avenue South and runs back 163.2 feet, more or less, on the Northerly line and 163.8 feet, more or less, on the Southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to **Jenifer A. Clayton**, by Quitclaim Deed dated November 18, 2021, from **John D. Clayton and Jenifer A. Clayton, Trustees, Clayton Revocable Trust dated April 21, 2016**, recorded in Instrument No. 20211122-0154799, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

This is improved property known as: **2116 19th Ave., S., Nashville, TN 37212.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 18th day of November 2021.

Jenifer A. Clayton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Jenifer A. Clayton**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of November 2021.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 18th day of November 2021.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY