THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Rob Callaghan
1428 Aversboro Road
Suite A
Garner, NC 27529

File No.: 21VLT-0400TN

Karen Johnson Davidson County
Batch# 774262 DEEDQC
12/15/2021 01:03:30 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20211215-0165823

# QUIT CLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Map/Parcel No(s).** |
|---|---|---|
| Nellen Dryden and Jules E. Belmont<br>904 Clarke Street<br>Old Hickory, TN 37138 | Nellen Dryden and Jules E. Belmont<br>904 Clarke Street<br>Old Hickory, TN 37138 | 044 15 0 216.00 |

THIS INDENTURE made this 08 day of December, 2021 between,
**Nellen Dryden, a single woman and Jules E. Belmont, a single man**, First Parties
and
**Nellen Dryden, a married woman, and Jules E. Belmont, her spouse, as joint tenants with rights of survivorship**, Second Parties

**WITNESSETH**

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

**See attached legal as Exhibit "A"**

Parcel ID: 044 15 0 216.00

Commonly known as 904 Clarke Street, Old Hickory, TN 37138
However, by showing this address no additional coverage is provided

Being the same property conveyed to NELLEN DRYDEN, A SINGLE WOMAN, AND JULES E. BELMONT, A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP by D. KENT MCCLINTON AND WIFE SUZANNE MCCLINTON in an instrument dated November 6, 2017 and recorded November 9, 2017 in Instrument 20171109-0115780.

**The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.**

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 08 day of December, 2021.

Nellen Dryden

Jules E. Belmont

STATE OF Tennessee

COUNTY OF Davidson

The foregoing instrument was executed and acknowledged before me on 08 Dec 2021, by Nellen Dryden and Jules E. Belmont.

Personally known ___
or Produced Identification X
Type of Identification Produced TN D.L.

Notary Public
Print Name: Helen F. Mackey
My Commission Expires: 07/17/2023

HELEN F. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**STATE OF** Tennessee
**COUNTY OF** Davidson

The actual consideration of this transfer is $0.00.

Affiant Nellen Dryden

Subscribed and sworn to before me this 08 day of December, 2021.

Notary Public

My Commission Expires: 07/17/2023

HELEN F. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

# EXHIBIT A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE 212 ON THE PLAN OF VILLAGE OF OLD HICKORY, SECTION A, AS OF RECORD IN BOOK 1424, PAGE 68, REGISTER OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 044 15 0 216.00

Commonly known as 904 Clarke Street, Old Hickory, TN 37138
However, by showing this address no additional coverage is provided

This being the same property conveyed to NELLEN DRYDEN, A SINGLE WOMAN, AND JULES E. BELMONT, A SINGLE MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP by Warranty Deed of D. KENT MCCLINTON AND WIFE SUZANNE MCCLINTON dated November 6, 2017 and recorded in Instrument 20171109-0115780, in the Register of Deeds for Davidson County, Tennessee.

I, Dillon Del Favero, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **12/8/2021**

Dillon Del Favero

Date **12/8/2021**

State of North Carolina

County of Wake

Sworn to and subscribed before me this **12/8/2021**

DEIRDRE L LEACH
NOTARY PUBLIC
JOHNSTON COUNTY, NC
My Commission Expires 9-25-2024

Notary's Signature
MY COMMISSION EXPIRES: **9/25/2024**