Karen Johnson Davidson County
Batch# 775621 DEEDQC
12/17/2021 08:21:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211217-0166837

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
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:
Northside Ventures, LLC
502 West Campbell Road
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

Map and Parcel No.
04305026600

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, **Ronald Johnson, Trustee of the McClendon Marital Trust U/W of Robert D. McClendon dated September 19, 1996**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Northside Ventures, LLC**, a Tennessee limited liability company ("Grantee"), all of its one-third (1/3) undivided interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 5 on the Plan of Ozburn Hessey Storage Company Property, as shown on plat of record in Plat Book 6050, Page 17, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Douglas G. Odom, Jr., Richard A. Odom and Robert D. McClendon by Trustee's Deed dated October 14, 1993, of record in Book 9116, Page 353, Register's Office of Davidson County, Tennessee.

(Legal description from prior deed of record).

Douglas G. Odom, Jr. transferred his one-third (1/3) undivided interest in said property unto D & R Investment Group by Quitclaim Deed dated June 25, 1998, of record in Book 11012, Page 780, said Register's Office.

Richard A. Odom transferred his one-third (1/3) undivided interest in said property unto RAO Investment Group, L.P., a Tennessee limited partnership, by Quitclaim Deed dated January 5, 1999, of record in Book 11308, Page 615, said Register's Office.

Robert D. McClendon died on October 27, 2006. The Last Will and Testament of Robert D. McClendon ("Will") was admitted to the Probate Court of Davidson County, Tennessee, on February 23, 2007 in Docket No. 07P334, a certified copy of which is of record in Instrument No. 20201201-0139211, Register's Office of Davidson County, Tennessee. Said Last Will and Testament created the **McClendon Marital Trust U/W of Robert D. McClendon dated September 19, 1996**, in which Robert D. McClendon's one-third (1/3) interest vested.

This is improved property known as: **205 Nesbitt Lane, Madison, TN 37115.**

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 1st day of January 2021 at 10:00 a.m.

Ronald Johnson, Trustee
McClendon Marital Trust
U/W of Robert D. McClendon
dated September 19, 1996

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this 2nd day of January 2020.

KENNY N. LOFTIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
July 3, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Sworn to and subscribed to before me, this the 2nd day of January 2020.

KENNY N. LOFTIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
July 3, 2023