Batch# 776877 DEEDQC
12/20/2021 12:53:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211220-0167863

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| 4506 Nevada Avenue<br>Nashville, TN 37209 | 091-16-0-094.00 | Nancy Allen<br>4506 Nevada Avenue<br>Nashville, TN 37209 |
| This instrument prepared by: Woods and Woods<br>1904 Natchez Trace, Nashville, TN 37212 | | |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and no monetary consideration and for the express purpose of making a re-conveyance to myself, I, Nancy Allen Clanton by these presents do hereby quitclaim and convey unto Nancy Allen, her heirs and assigns, my interest in the following described tract or parcel of land, to wit:

This is improved property known as 4506 Nevada Avenue, Nashville, TN 37209, described as being Land in Davidson County, Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 407 and the easterly 10 feet of Lot No. 409 of Block No. 19 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for said County. Said Lot No. 407 and part of Lot No. 409 front together 60 feet on the northerly side of Nevada, formerly Third Avenue, and run back between parallel lines 180 feet to an alley.

Being the same property conveyed to Nancy Allen Clanton by that certain Quitclaim Deed dated August 3, 1995 from Bill Clanton, recorded on August 11, 1995 in Book 9760 Page 350 of the Register's Office of Davidson County.

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

IN WITNESS WHEREOF, I have hereunto set my hands on this the 2 day of October, 2019.

Nancy Allen Clanton

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Sara Petticrew, a Notary Public in and for said County and State, the within named Nancy Allen Clanton, the bargainor, with whom I

SARA PETTICREW
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Mar. 7, 2023

am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 2 day of October, 2019.

Notary Public

3-7-2023

My Commission Expires

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** 0

, **Affiant**

**Subscribed and sworn before me this the** 20 **Day of** December, 20 21.

Brandi Weir, **Deputy Register**