Karen Johnson Davidson County
Batch# 778938 DEEDQC
12/22/2021 02:27:30 PM 3 pgs
Fees: $22.00 Taxes: $0.00
20211222-0169394

Preparer is not the person closing this transfer, and Parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation. Parties agree that preparer has not rendered advice regarding tax or estate matters.

ADDRESS NEW OWNER:	Sandra Clavijo and Lisa Outen 530 Knapp Farm Drive Hermitage, TN 37076
SEND TAX BILLS TO:	New Owner
MAP-PARCEL NOS.	064120A53000CO
Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229-2004

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration with a value greater than Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, and for the express purposes of making a **re-conveyance to Sandra Clavijo and Lisa Outen as tenants in common with rights of survivorship,** I, **Sandra Clavijo, unmarried,** (herein "Grantor") by these presents do hereby quitclaim and convey all of my interest to **Cindy S. Smith, Trustee, with full power to transfer and convey**, (herein "Trustee") her successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 530, on the Plan of Fox Run, Second Revision-Part of Section 2, and First Revision-Part of Section 1, as established by the Master Deed Establishing a Horizontal Property Regime of Fox Run, of record in Book 5535, Page 713; amended in Book 5895, Page 516; amended in Book 5936, Page 301; amended in Book 6370, Page 817; and as further amended in Book 8510, Page 95, said Register's Office, and as shown on the Plan of record in Book 6250, Page 118, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Sandra Clavijo, an unmarried woman, from Jack Ashworth and Linda Ashworth, husband and wife, by Warranty Deed recorded on April 5, 2021, in Instrument No. 20210405-0043565, Register's Office for Davidson County, Tennessee.

This is improved property with a common address of 530 Knapp Farm Drive, Hermitage, TN 37076.

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

And now, I the said **Cindy S. Smith, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all of my interest in said property to **Sandra Clavijo and Lisa Outen as tenants in common with rights of survivorship,** the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect said premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall refer to the appropriate gender as the context requires.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of December 2021.

x _____
Sandra Clavijo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Sandra Clavijo,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of December 2021.

_____
Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

_____ Trustee
Cindy S. Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Cindy S. Smith, Trustee,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of December 2021.

_____
Notary Public
My Commission Expires:_____

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $zero.

x _____
Affiant

Subscribed and sworn to before me this 17th day of December 2021.

_____
Notary Public
My Commission Expires _____

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 December 17th, 2021 (date of document).

Cindy S. Smith, Affiant

December 17, 2021

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of December, 20 21.

Notary

MY COMMISSION EXPIRES: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022