Karen Johnson Davidson County
Batch# 799404 DEEDQC
02/02/2022 01:48:43 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220202-0012459

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Clendening Family Construction LLC** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Lawaun Clendening,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Parcel I: 2905 Morningside Drive, Nashville, TN 37207
Map and parcel 060120034.00
Being Lot 40 of Block "B" on the Plan of Highland Park, of record in Book 974, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Parcel II – Part of 2905 Morningside Drive, Nashville, TN 37207 – part of M&P 060120034.00
Being Lot 41 of Block "B" on the Plan of Highland Park, of record in Book 974, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

***** THE PURPOSE OF THIS DEED IS TO CREATE TWO SEPARATE PARCELS. *****

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **202201120004351** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 1 day of July, **2022.**

Clendening Family Construction LLC

By: Lawaun Clendening, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Lawaun Clendening**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Member** of **Clendening Family Construction LLC**, the within named bargainer, and that he/she as such **Member**, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as **Member**.

WITNESS my hand and official seal at office this 1 day of July, **2022.**

GAIL GIBSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Gail Gibson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-8-25

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 1 day of July, **2022.**

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Gail Gibson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-8-25

PROPERTY OWNER: **Lawaun Clendening**
OWNER'S ADDRESS: **2905 Morningside Dr, Nashville, TN 37207**
MAIL TAX BILLS TO: **owner at owners address**