Name and Address of New Owner
And Send Tax Bills To:
Clinton Thomas John Moffatt
Sydney Joelene Haze McGovern
537 Rural Hill Road
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 824548 DEEDQC
03/18/2022 08:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220318-0031467

This Instrument Prepared By:
Taylor C. Grills, Esq.
547 N. Mt. Juliet Rd., Ste. 100
Mt. Juliet, TN 37122

Map & Parcel No: 136-13-0-017.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Clinton Thomas John Moffatt, Sydney Joelene Haze McGovern, and Valerie Helen McGovern,** "the Grantor," convey and quitclaim unto **Clinton Thomas John Moffatt and Sydney Joelene Haze McGovern, as joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee

> Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Section Four, Edge-O-Lake Estates of record in Plat Book 3600, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.
>
> Being the same property conveyed to Clinton Thomas John Moffatt, Sydney Joelene Haze McGovern, and Valerie Helen McGovern, by Warranty Deed from Amanda Dean, Successor Trustee of The 537 Rural Hill Trust, dated June 21, 2018 and recorded on June 29, 2018 in Instrument No. 20180629-0063231, in the Register's Offce for Davidson County, Tennessee.
>
> Being also known as 537 Rural Hill road, Nashville, TN 37217.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

(SEAL)
Sydney Joelene Haze McGovern

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

On this 09 day of March, 2022, before me personally appeared Sydney Joelene Haze McGovern, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 09 day of March, 2022.

Notary
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

Signature

(SEAL)
Valerie Helen McGovern

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

On this 09 day of March, 2022, before me personally appeared Valerie Helen McGovern, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 09 day of March, 2022.

Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 9 day of March, 2022.

(SEAL)
Clinton Thomas John Moffatt

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

On this 09 day of March, 2022, before me personally appeared Clinton Thomas John Moffatt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 09 day of March, 2022.

Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ WILSON

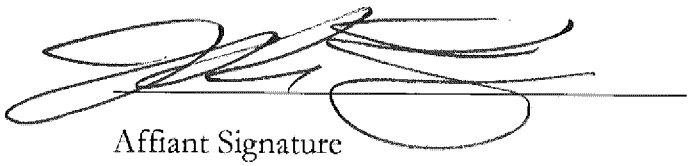
Sworn to and subscribed before me this 09 day of March, 2022.

Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

Certificate of Authenticity

I, Joshua A. Terry, 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 3/9/2022.



Affiant Signature

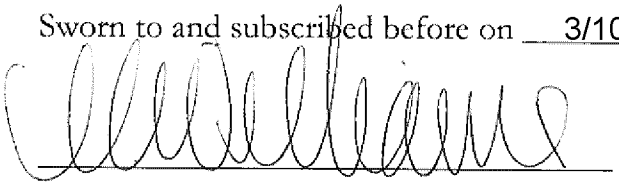
3/10/2022

Date

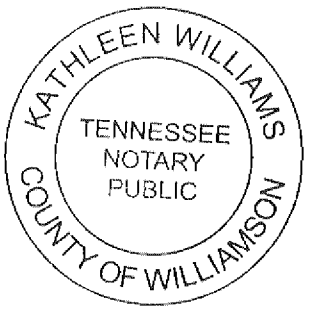
State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/10/2022.



Notary Public



My Commission Expires: 5.23.23