Karen Johnson Davidson County
Batch# 824701 DEEDQC
03/18/2022 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220318-0031683

Name and Address of New Owner:
Kathleen C. Clay and
Ginny Lynn Stuart
908 McMahan Ave
Nashville, TN 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 06111000800

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, **Kathleen C. Clay F/K/A Kathleen C. Stuart, and Ginny Lynn Stuart, both unmarried, as Joint Tenants with Right of Survivorship**, hereinafter called the Grantor(s), convey and quitclaim unto **Kathleen C. Clay and Ginny Lynn Stuart, both unmarried, as Tenants in Common with Right of Survivorship**, hereinafter called the Grantee(s), the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 13, of Phillips Subdivision of Lot 42 on the Plan of I. C. McMahan's Subdivision of the Maplewood Lands, of record in Book 2083, page 41, both in the Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 89.0 feet on the southerly margin of McMahan Avenue and extends back between parallel lines, 135.5 feet to a dead line.

Being the same property conveyed to Kathleen C. Stuart and Ginny Lynn Stuart, both unmarried, as Joint Tenants with Right of Survivorship, by Warranty Deed dated May 23, 1988, from Betty J. Cowherd, unmarried, of record in Book 7552, Page 485, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2198, page 127 and Book 2242, page 373, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is improved property known as: 908 McMahan Avenue, Nashville, TN 37216,

*** Kathleen C. Stuart and Kathleen C. Clay are one in the same***

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).

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 10 day of March, 2022.

Kathleen C Clay (SEAL)
Kathleen C. Clay

Ginny Lynn Stuart (SEAL)
Ginny Lynn Stuart

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Kathleen C. Clay and Ginny Lynn Stuart** the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10 day of March 2022.

Sandy Balent
Notary Public
My commission expires: 10-2-23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
)
COUNTY OF Davidson)

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**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Linda Sparks
(Affiant)

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

Sandy Balent
Notary Public
My commission expires: 10-2-23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202203180031683

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3-10-22.

Affiant Signature

3-10-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of March, 2022

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON