Karen Johnson — Davidson County
DEEDQC
Batch# 850242
05/04/2022 10:18:30 AM
4 pgs
Fees: $22.00 Taxes: $0.00
20220504-0051564

THIS INSTRUMENT PREPARED BY:
RUSSELL E. EDWARDS, Attorney at Law
177 East Main Street, Hendersonville, TN 37075
(FROM INFORMATION PROVIDED BY PARTIES)

***Parcel*: 04209004700**

QUITCLAIM DEED

SEND TAX BILLS TO NEW OWNER:
Larry Curtis McClanahan, II
304 Tartan Court
Hendersonville, TN 37075

From: Clinton Damon McClanahan

To: Larry Curtis McClanahan, II

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Larry Curtis McClanahan, Sr., passed away on January 2, 2022. Larry Curtis McClanahan, II and Clinton Damon McClanahan are now the rightful owners of the property located at 105 Westchester Court, Madison, Davidson County, Tennessee. Clinton Damon McClanahan, Grantor, hereby conveys and quitclaims unto Larry Curtis McClanahan, II, Grantee, all of his estate, right, title, interest and any claim he may have in and to said tract or parcel of improved property, more particularly descried as follows:

> Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Kemper Heights, Section II, which is of record in Book 2331, Page 104, Register's Office for Davidson County, Tennessee and described as follows:
>
> Beginning at a point in the easterly margin of Westchester Court, common corner of Lot Nos. 17 and 18; thence with the line between said two lots in a northeasterly direction 213.9 feet to a point, their common rear corner; thence in an easterly direction, 86.6 feet to a 12 foot private road, thence with the said road, in a southerly direction, 284.0 feet to a common rear corner of Lot No. 18 and 19; thence in a westerly direction along the line between said two lots, 230.2 feet to a point in the easterly margin of Westchester Court, thence with a slight curve along said court in a northwesterly direction 60.43 feet to the point of beginning.
>
> Being the same property conveyed to Larry Curtis McClanahan, a single man; Larry Curtis McClanahan, II, a married man; and Clinton Damon McClanahan, a single man, as joint tenants with rights of survivorship, by deed of record dated May 21, 2021, Instrument number 202106250086549, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 20 day of April, 2022.

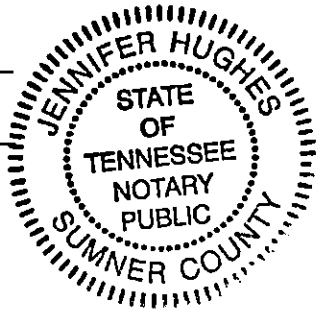
CLINTON DAMON MCCLANAHAN

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Clinton Damon McClanahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Sumner County, Tennessee, this 20th day of April, 2022.

NOTARY PUBLIC
My Commission Expires: 1/29/25



STATE OF TENNESSEE)
COUNTY OF SUMNER)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred is zero dollars ($0).

CLINTON DAMON MCCLANAHAN

Sworn to and subscribed before me,
this the 20th day of April, 2022.

NOTARY PUBLIC
My Commission Expires: 1/29/25



ACKNOWLEDGMENT

I, Clinton Damon McClanahan, hereby acknowledge receipt of funds from Larry Curtis McClanahan, II. I further acknowledge that I will keep the 2012 GMC Sierra that is part of my father's estate. Larry Curtis McClanahan, II can keep any and all other assets that are part of my father's estate in consideration for the funds received and me keeping the vehicle. I am hereby waiving any request for further amounts from my father's estate.

I understand that Larry Curtis McClanahan, II will be solely responsible for any and all debts associated with the estate and any claims made against the estate.

I am in receipt and have reviewed the inventory of the estate filed by Larry Curtis McClanahan, II. I am fully aware of all assets that are part of the estate and I have no dispute with what is contained therein.

Clinton Damon McClanahan

4/20/22
Date