Karen Johnson Davidson County
Batch# 850296 DEEDQC
05/04/2022 10:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220504-0051639

ADDRESS NEW OWNER AS:
Consuelo Claybon & Marcellina Watkins
2233 Kayla Drive
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S. Main St.
Springfield, Tennessee 37172

SEND TAX BILLS TO:
New Owner

NO TITLE EXAM, NO CLOSING
Prepared Solely from Information Supplied by the Parties

Map & Parcel: 007-14-OA-014

QUITCLAIM DEED

THIS QUITCLAIM DEED made effective the date of the latest notary acknowledgment hereinbelow, between **Consuelo B. Claybon**, unmarried, referred to herein as Party of the First Part, and **Consuelo B. Claybon**, unmarried, **and Marcellina Watkins**, unmarried, as tenants in common with specific right of survivorship, Parties of the Second Part.

WITNESSETH:

That the said Party of the First Part for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the said Parties of the Second Part, the receipt of which is hereby acknowledged, does hereby bargain, sell, and QUITCLAIM unto the said Parties of the Second Part all of her right, title and interest in and to the below described property, said property being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 14, as shown on the map entitled Greenview Estates, Dickerson Pike, of record as Instrument No. 20011213-0137531, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John E. Claybon, unmarried, and Consuelo B. Claybon, unmarried, as tenants in common with right of survivorship, by deed from John Claybon, of record in Instrument No. 20111202-0093967, Register's Office for Davidson County, Tennessee. John E. Claybon died on July 6, 2020, thereby vesting title solely in Consuelo B. Claybon as surviving tenant in common with right of survivorship.

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

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set hand and seal the day and year first above written.

Consuelo B. Claybon
CONSUELO B. CLAYBON

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Consuelo B. Claybon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 27th day of April, 2022.

Rhonda Baldwin
My Commission Expires: 2-26-2024 NOTARY PUBLIC

RHONDA BALDWIN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is $ - 0 -.

Marcella Watkins
AFFIANT

SUBSCRIBED and SWORN to before me, this the 27th day of April, 2022.

Rhonda Baldwin
My Commission Expires: 2-26-2024 NOTARY PUBLIC/Register

RHONDA BALDWIN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Certificate of Authenticity

I, Gary L. Dilliha, 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 4-27-2022.

Date

Affiant Signature

4-27-2022

Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 27th day of April, 2022.

Notary's Signature

My Commission Expires: 2-26-2024

Date

Notary's Seal (if on paper)

RHONDA BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY