Karen Johnson Davidson County
Batch# 857213 DEEDQC
05/17/2022 01:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220517-0056872

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, TN 37215** **File #220339941**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $-0- Affiant Subscribed and sworn to before me, this day of May, 2022 Notary Public My Commission Expires: 11/04/2023

ALLISON FOREE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 11/04/2023

QUITCLAIM DEED

Address New Owner: John W. McClellan and Wyatt McClellan 5720 Knob Road Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 103 05 0 014.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John W. McClellan, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to, **John W. McClellan, married and Wyatt McClellan, unmarried, as tenants in common,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Hillwood Park, of record in Book 3300, Pages 27 and 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John W. McClellan, by Warranty Deed from Lillian Cook and Betsy Castleberry, as devisees and as Co-Executrix of the Last Will and Testament of Kelley S. Neely, of record in Instrument No. 20201103-0128817, in the Register's Office of Davidson County, Tennessee, dated October 30, 2020 and recorded on November 03, 2020.

TRACT II:

Land in Davidson County, Tennessee, described as follows:

Being a Triangular strip of land marked "Reserved" adjoining the Southeast portion of Lot No. 66 on the Plan of Hillwood Park, as of record in Book 3300, Pages 27 and 28, Register's Office for said County, described as follows:

Beginning at a point in the Northwesterly margin of Knob Road at the common comer of said Triangular strip and Lot No. 66; thence with the line between said strip and Lot 66 North 22 degrees 46 minutes West 362 feet; thence North 78 degrees 38 minutes East 315.3 feet to point in the Northwesterly margin of Knob Road; thence Southwesterly with said margin to the point of beginning.

Being the same property conveyed to John W. McClellan, by Warranty Deed from Lillian Cook and Betsy Castleberry, as devisees and as Co-Executrix of the Last Will and Testament of Kelley S. Neely, of record in Instrument No. 20201103-0128817, in the Register's Office of Davidson County, Tennessee, dated October 30, 2020 and recorded on November 03, 2020.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of April, 2022.

John W. McClellan

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named John W. McClellan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day April, of 2022.

JENNIFER F. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
My Commission Expires: 8/7/24

Certificate of Authenticity

I, Allison Turree, 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 4/22/2022.

Date

Affiant Signature

4/29/2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 29 day of April, 2022

Notary's Signature

My Commission Expires: 9/16/22

Date

Notary's Seal (if on paper)

BROOKE FORMOSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY