BOX 10-B

Karen Johnson Davidson County
Batch# 862083 DEEDQC
05/24/2022 03:51:45 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220524-0060322

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 2022.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JULIUS FULTON	**SAME**	**071-14-0-252.00**
(NAME) **7500 LAKEVIEW DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, VANASSEE WILSON CLINGAN AND JESSICA MCINTOSH, BEING THE HEIRS AT LAW OF STEPHAN RICHARD CLINGAN,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **JULIUS FULTON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 of the Plan of J.B. Haynie's Gladstone Addition, as of record in Book 161, Page 10 and 11, Register's Office for said County.

Said Lot No. 12 fronts 40 feet on the southwesterly side of Whites Creek Pike and extends back 161 feet on the southeasterly side and 160 feet on the northwesterly line to an alley in the rear.

Being the same property conveyed to Julius Fulton and Steve R. Clingan from Victor A. Davidson, unmarried, by deed dated April 16, 1985, of record in Book 6536, Page 12, said Register's Office. The said Stephan Richard Clingan having since died intestate June 22, 2003 leaving Vanassee Wilson Clingan and Jessica McIntosh as his sole heirs at law. See Affidavit of Heirship as to the Heirs at Law of Stephan Richard Clingan, of record in Instrument No. 20220426-0047756, said Register's Office.

****Steve R. Clingan and Stephan Richard Clingan are one and the same person****
****This is the same legal description as the prior deed.****

This conveyance is subject to any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved (**X**)
This is improved( ) property, known as **1212 BAPTIST WORLD CENTER DRIVE, NASHVILLE TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 14 day of MAY, 2022.

Vanassee Wilson Clingan
VANASSEE WILSON CLINGAN

JESSICA MCINTOSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vanassee Wilson Clingan,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th of MAY, 2022.

My commission expires: 3/3/2026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jessica McIntosh**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th of MAY, 2022.

My commission expires: 3/3/2026

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON