RECORD AND RETURN TO:
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 870095 DEEDQC
06/13/2022 02:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220613-0067146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF JUNE, 2022.

NOTARY PUBLIC

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

THIS INSTRUMENT PREPARED BY:
Garside & Hunter, PLLC, 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Matthew Y. McClanahan 630 Vernon Ave. Nashville, TN 37209	Same as New Owner	91-5-138

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Matthew Y. McClanahan, sole heir at law of Diane Anderson a/k/a Dianne N. Anderson,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Matthew Y. McClanahan,** his successors and assigns, all his right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly half of Lot 12 on the Plan of Map showing resubdivision of Westover Subdivision of Lot 37, Cockrill Plan, of record in Plat Book 421 at page 26, Register's Office for Davidson County, Tennessee, and described according to a survey made by Campbell, McRae and Assoc., Surveying, Inc., dated 6/19/95, License No. 1673, whose address is 2424 21st Ave. South., Nashville, TN 37212, described as follows:

BEGINNING at a point in the easterly margin of Vernon Avenue, said point being the northwest corner of the herein described lot; thence east 175 feet to a point; thence south 50 feet to a point; thence west 175 feet to a point in the easterly margin of Vernon Avenue, thence north 50 feet to the point of beginning.

BEING the same property conveyed to Diane Anderson, by Warranty Deed from Linda Ann Latter Podie, an unmarried person, dated 6/14/2001, recorded 6/16/2001, and appearing of record at Instrument No. 20010619-0064843, Register's Office for Davidson County, Tennessee. Diane Anderson subsequently died intestate on December 7, 2021, thereby vesting ownership in the subject property into her sole heir at law: Matthew Y. McClanahan. SEE ALSO: Affidavit of Heirship of record at Instrument No. _202206130067145_____, Register's Office for Davidson County, Tennessee.

Diane Anderson is correctly referred to as Dianne N. Anderson, as reflected in prior instruments of record.

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 NO TITLE INSURANCE IS BEING PROVIDED.

WITNESS OUR HAND, this 3 day of June, 2022.

MATTHEW Y. MCCLANAHAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Y. McClanahan, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 3 day of June, 2022.

Notary Public

My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Leslie Garside, 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 6/3/2022.

Date

Affiant Signature

6/6/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of June, 2022.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025