Karen Johnson Davidson County
Batch# 891665 DEEDQC
07/20/2022 02:38:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220720-0083248

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee(s) at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024	Doma Insurance Agency, Inc. FKA States Title Agency, Inc. Recording Dept 4 Park Plaza Suite 1500 Irvine, CA 92614	Ken Claybrooks 801 Due West Avenue, Madison, TN 37115	051-010-066.00

QUITCLAIM DEED

FOR ZERO DOLLARS ($0.00), and other good and valuable consideration, given by Ken Claybrooks, a widower, whose address is 801 Due West Avenue, Madison, TN 37115 ("Grantee(s)"), the receipt and sufficiency all of which is hereby acknowledged, Ken Claybrooks, surviving spouse of Yvette J. Claybrooks, deceased, whose address is 801 Due West Avenue, Madison, TN 37115, ("Grantor(s)"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

BEING LOT NUMBER 92, ON THE MAP OF DUE WEST VALLEY ACRES, NOT OF RECORD, IN THE 11TH CIVIL DISTRICT OF SAID COUNTY AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY H.R. SWAN, JR., SURVEYOR, DATED APRIL 20, 1947, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY MARGIN OF DUE WEST AVENUE AT THE CORNER OF LOT NOS. 91 AND 92; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHWESTERLY 500 FEET TO A POINT; THENCE SOUTHEASTERLY 46.24 FEET TO THE CORNER OF LOTS 92 AND 93; THENCE WITH THE LINE BETWEEN SAID LOTS NORTHEASTERLY 500 FEET TO THE MARGIN OF DUE WEST AVENUE; THENCE WITH THE MARGIN OF THE SAME, NORTHWESTERLY 100 FEET TO THE BEGINNING.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same real estate conveyed to Grantor(s) by instrument recorded on 11/20/2003 at Instrument Number 20031120-0169394 in the Register's Office of Davidson County, Tennessee.

Commonly known as 801 Due West Avenue, Madison, TN 37115. This address is provided for informational purposes only.

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

NOTICE: This instrument was prepared by local counsel for Betters Law Firm PLLC ("BLF") at the request of Doma Insurance Agency, Inc. ("Client") using information provided by Client. Unless BLF has been informed of any reservations required by the grantor, the reservations are not included in this instrument. Any transfer tax calculations provided are estimates and the exemption recommendations are based on the best information that BLF has from the recording jurisdiction regarding exemptions at the time of document preparation. By accepting this instrument, all parties to the transaction release BLF from any liability. BLF has not investigated or verified information provided by Client and BLF does not warrant the validity of the information nor quality of title to the real estate described above. BLF does not represent any of the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument. Parties should be aware that on occasion, Client alters instruments after BLF has provided the instrument and without the consent of BLF or its local counsel. BLF is not responsible for any such alteration.

[Signature Page Follows]

File No. LD-316332

GRANTOR(S):

Ken Claybrooks

ACKNOWLEDGMENT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Deborah L Gaunt, notary public, Ken Claybrooks, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2022.

Notary Public

Deborah L Gaunt

Notary Public Name (Printed)

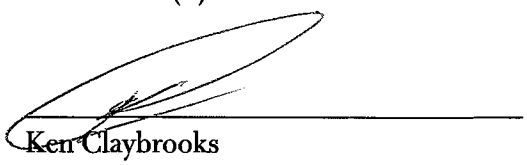
My Commission Expires: 11/06/2024

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $0.00.

GRANTEE(S):



Ken Claybrooks

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Deborah L Gaunt, notary public, Ken Claybrooks, a widower, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2022.

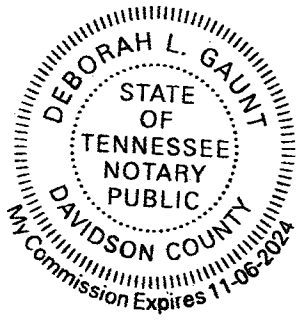
Deborah L Gaunt

Notary Public

Deborah L Gaunt

Notary Public Name (Printed)

My Commission Expires: 11/06/2024



(For Recording Data Only)

Tennessee Certification of Electronic Document

I, Jing Chen, 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 7/8/22 (date of document).

Affiant Signature

7/19/22
Date

State of _____

County of _____

Sworn to and subscribed before me this _____ day of _____, 2_____.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

Please see attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On 7/19/22 before me, Sugand Faraji, notary public
(insert name and title of the officer)

personally appeared Jing Chen,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SUGAND FARAJI
COMM. #2311949
NOTARY PUBLIC -CALIFORNIA
ORANGE COUNTY
My Comm. Expires November 8, 2023

Signature _____ (Seal)