QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 953419 DEEDQC
12/20/2022 10:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221220-0131335

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELISSA N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

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

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Lori Ann Cloud Living Trust Dated 10/10/2014 (NAME)	**NEW OWNER** (NAME)	**069 04 0 209.00**
1510 B Arthur Avenue Nashville, Tennessee 37208 (ADDRESS)	**1510 B Arthur Avenue Nashville, Tennessee 37208** (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 20th day of December, 2022, the undersigned, **LORI CLOUD, A SINGLE WOMAN,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **THE LORI ANN CLOUD LIVING TRUST DATED 10/10/2014** , hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **3426 & 3428 WEST HAMILTON AVENUE, NASHVILLE, TN 37218,** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Shieldswick Subdivision of record in Plat Book 5190, Page 615, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lori Cloud, by Warranty Deed from Charles M. Cummings and Judy D. Cummings, husband and wife, of record in Instrument No. 20220707-0078560, in the Register's Office of Davidson County, Tennessee, dated July 6, 2022 and recorded on July 7, 2022.

This improved property more commonly known as 3426 & 3428 West Hamilton Avenue, Nashville, TN 37218.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 20th day of December, 2022.

GRANTOR: **LORI CLOUD**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **LORI CLOUD**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of December, 2022.

Notary Public

My Commission Expires:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 December 20, 2022.

Affiant Signature

12/20/2022
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 20th day of December, 2022.

Notary Public

Notary's Seal:

