Karen Johnson Davidson County
Batch# 989922 DEEDQC
04/10/2023 12 34 46 PM 2 pgs
Fees $13 00 Taxes $379 25
20230410-0025797

This instrument prepared by.
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Canary Hogan & Tyler M. Clay 1285 Cheyenne Blvd Madison, TN 37115	SAME	92-10 253

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged said **Celina M. Clay, unmarried,** (the "Grantor"), and by these presents does transfer and convey unto the said **Tyler M. Clay, unmarried** (the "Grantee"), his successors and assigns, all of her rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee. The property is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of M.S. Pilcher's Resubdivision of Block "D" in M.B. and M.S. Pilcher's Subdivision of part of the Barrow Property, as of record in Book 57, Page 151, Register's Office for said County.

Being the same property, conveyed to Celina M. Clay and Canary McCord Hogan by deed from Richard A. Northcutt, Trustee, of record in Instrument No.: 20070504-0053786, in the Register's Office, Davidson County, Tennessee.

Previously being the same property, conveyed to Celina Clay and Ambrose W.J. Clay by deed from Ellen Martin, of record in Book 5843, Page 701, in the Registers Office, Davidson County, Tennessee.

Being also known as: 2719 Delaware Avenue, Nashville, TN 37209

The legal description provided herein is exactly the same as in the prior recorded deed.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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 my hand this 6th day of April, 2023.

Celina M. Clay

Celina M. Clay

Andrew Clay AIF

By: Andrew Clay, Attorney-in-Fact

STATE OF OKLAHOMA)
COUNTY OF Oklahoma)

On this 6th day of April, 2023, before me, the undersigned a Notary Public in and for said County and State, personally appeared Andrew Clay as Attorney-in-Fact to me known to be the person who executed the foregoing instrument in behalf of Celina M. Clay and acknowledged that he executed the same as the free act and deed of the said Celina M. Clay

Witness my hand and seal at Oklahoma, Oklahoma, this the 6th day of April, 2023.

IRENE MAGEKA IN AND FOR #13007248 EXP. 08/07/25 STATE OF OKLAHOMA NOTARY PUBLIC

Irene Mageka

Notary Public
My Commission Expires: 08/07/25

STATE OF OKLAHOMA
COUNTY OF Oklahoma

The actual consideration for this transfer, or value of property (whichever is greater) is $ 102,500.00.

Celina M Clay

Affiant

Subscribed and sworn before me this 6th day of April, 2023

IRENE MAGEKA IN AND FOR #13007248 EXP 08/07/25 STATE OF OKLAHOMA NOTARY PUBLIC

Irene Mageka

NOTARY PUBLIC
My Commission Expires. 08/07/25