****This Quitclaim Deed was prepared from information furnished from the Grantor****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is **$0.00.**

AFFIANT

Subscribed and sworn to before me this 10th day of April, 2023.

NOTARY PUBLIC
My Commission Expires: July 24, 2023

ADDRESS OF NEW OWNER:
Beverly Jo Clendenen
Joel Scott Fuqua
854 Bradford Avenue
Nashville, TN 37204

SEND TAX BILLS TO:
SAME

Map/Parcel:
105 13 0 404.00

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Beverly Jo Clendenen, a single person**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Beverly Jo Clendenen, a single person, and Joel Scott Fuqua, a single person, as tenants in common** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Karen Johnson Davidson County
Batch# 992251 DEEDQC
04/14/2023 10:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230414-0027445

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS our hands this 10th day of April, 2023.

Beverly Jo Clendenen

Beverly Jo Clendenen

NOTARY PUBLIC STATE OF OHIO

ASIA N HAYES
Notary Public, State of Ohio
My Comm. Expires 01/16/2028

STATE OF Ohio
COUNTY OF Pickaway

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Beverly Jo Clendenen,** whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 10th day of April, 2023.

Asia Hayes
Notary Public
My Commission Expires: 1/16/2028

Exhibit "A"

LAND DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of W.S. Criddle's Subdivision of Lots Nos. 97 and 98, in Waverly Place, of record in Book 161, Page 62, Register's Office for said County.

SAID Lot No. 1 fronts 125 feed on the northerly side of Bradford, formerly Tennessee Avenue, and runs back 200 feet on the easterly line and 213.5 feet on the westerly line with the easterly margin of 9th Avenue South, formerly Kirkman Avenue, to an alley, measuring 50.1 feet thereon.

INLCUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPRETY CONVEYED TO CHARLIE OSCAR LEE AND WIFE, GENEVA CHRISTMAN LEE, BY DEED FROM THE NASHVILLE HOUSING AUTHORITY OF RECORD IN BOOK 4180, PAGE 355, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING a part of Lot No. 1 in the Re-Subdvision of Criddle Sub of Lots 97 and 98 Waverly Place, as of record in Book 161, Page 62, Register's Office for Davidson County, and more particularly described as follows:

BEGINNING at a point, said point being the northeast intersection of Bradford Avenue and 9th Avenue, South; thence along the easterly boundary of 9th Avenue, South, in a northerly direction a distance of 64 feet, more or less, to a point; thence along a radius of 25 feet in an easterly direction, a distance of 39 feet, more or less, to a point; thence along a line in an easterly direction, a distance of 3 feet, more or less, to a point; thence along a radius of 475 feet a distance of 88 feet, ore or less, to a point; thence along a line in a southeasterly direction, a distance of 6 feet, more or less, to a point; thence along the northerly boundary of Bradford Avenue in a southwesterly direction, a distance of 125 feet, more or less, to a point of beginning and containing 2600 square feet, more or less.

BEING the same property conveyed to Beverly Jo Clendenen, a single person, by quitclaim deed from Anne Moorman, dated March 28, 2016, recorded March 29, 2016, of record in Instrument No. 20160329-0029235 , in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Beverly Jo Clendenen and Anne Moorman, single individuals, by deed from Alvin Singh and wife, Barbra Singh, dated December 4, 1992, recorded December 7, 1992, of record in Book 8806, Page 408 in Register's Office of Davidson County, Tennessee.

This property is commonly known as 854 Bradford Avenue, Nashville, TN 37204.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This Quitclaim Deed was prepared from information furnished from the Grantor and without benefit of a title search.

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 4/10/23 (date of document).

Affiant Signature

4/14/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON