QUITCLAIM DEED

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10 00

Affiant

Subscribed and sworn to me on June 1st, 2023

NOTARY PUBLIC

My Commission Expires 03/09/27

KHIANA S HARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
DAVIDSON COUNTY

This deed was prepared based solely upon the Grantor, and le search

Karen Johnson Davidson County
Batch# 1010023 DEEDQC
06/01/2023 03 02 11 PM 2 pgs
Fees $12 00 Taxes $0 00

20230601-0041526

THIS INSTRUMENT WAS PREPARED BY
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
Ashley Khristine Clemens 1015 Villa Place Nashville, TN 37212	Same as New Owner	105 01 0 119 00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Joseph John Shields, IV, an unmarried man, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Ashley Khristine Clemens, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No 14, as shown on the map entitled B F Shields Heirs Addition, of record in Book 57, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Said part of Lot No 14 fronts 50 feet on the Westerly side of Villa Place and runs back between parallel lines 150 8 feet, more or less, to an alley

Being the same property conveyed to Joseph John Shields, IV, an unmarried man and Ashley Khristine Clemens, an unmarried woman, as tenants in common with right of survivorship, by Warranty Deed from David L Haverkamp and Benjamin E Nance, joint tenants with right of survivorship, dated May 19th, 2023 and recorded May 23rd, 2023, of record in Instrument No 20230523-0038885, Register's Office for Davidson County, Tennessee

This is improved property, known as 1015 Villa Place, Nashville, TN 37212

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand on June 1, 2023

Joseph John Shields, IV

STATE OF Tennessee

COUNTY OF Davidson

On June 1st, 2023, before me personally appeared Joseph John Shields, IV, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal on June 1st, 2023

NOTARY PUBLIC

My Commission Expires 03/09/27

KHIANA S HARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/09/2027
DAVIDSON COUNTY