This instrument was prepared by
Hayes Thomas PLC
214 Second Avenue North, Suite 103
Nashville, TN 37201

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1019462 DEEDQC
06/27/2023 12:51 49 PM 3 pgs
Fees: $17 00 Taxes $0 00

20230627-0048827

FROM: Kathryn Leigh McCloud

TO. Nicholas Brent McCloud

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
Nicholas Brent McCloud	Nicholas Brent McCloud	084-10-0-088.00
2200 Selma Avenue	2200 Selma Avenue	
Nashville, TN 37214	Nashville, TN 37214	

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce in that certain case styled Kathryn Leigh McCloud v Nicholas Brent McCloud, Third Circuit Court for Davidson County, Tennessee, Docket No. 22D-420, and that there was no consideration given for the transfer

Nicholas Brent McCloud, Grantee

Sworn to and subscribed before me, this the 19th day of Jan., 2023.

NOTARY PUBLIC

My Commission Expires: 08-07-2024

DANA DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This transaction is exempt from tax pursuant to T C A. §67-4-409(a)(1)(C)(v), and in accordance with the terms and conditions of the Final Decree of Divorce in that certain case in the Kathryn Leigh McCloud v. Nicholas Brent McCloud, Third Circuit Court for Davidson County, Tennessee, Docket No. 22D-420, Kathryn Leigh McCloud has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Nicholas Brent McCloud, his heirs, successors and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

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Tract No. 1
Being Lot No. 105 on the Plan of Castlewood Estates, Section II, as of record in Book 2331, Page 91, Register's Office for Davidson County, Tennessee.

Tract No. 2
Being the remaining part of Lot No. 106 of Castlewood Estates, Section II, Book 2331, Page 91, R.O.D.C., Tennessee, lying on the East side of Briley Parkway, not used for right of way and described as follows:

Beginning at a point on the South margin of Selma Avenue; thence South 23 deg. 29' 19" West 122.53 feet along the Lot line between Lot Nos. 106 and 107, as shown on said Plan, to a point on the East margin of Briley Parkway; thence North 61 deg. 00' 40" West 101.44 feet along the East margin of Briley Parkway to a point; thence Northwesterly 70.79 feet along a curve that has a 1783.86 foot radius on the East margin of Briley Parkway to a point; thence leaving said margin of Briley Parkway, North 00 deg. 04' 30" West 92.18 feet along the West line of said Lot No. 106 to the Northwest corner of said Lot; thence South 77 deg 21' 54" East 92.9 feet along the Lot line between Lot Nos. 105 and 106 as shown on said Plan to a point; thence Southeasterly 94.4 feet along a curve that has a 40-foot radius on the cul-de-sac and South margin of Selma Avenue to a point of a reverse curve; thence Southeasterly 25.1 feet along a curve that has a 25-foot radius connecting the cul-de-sac to the South margin of Selma Avenue to a point; thence South 65 deg. 07' 22" East 22.0 feet along the South margin of Selma Avenue to the point of beginning.

Tract No. 3
Being the remaining parts of Lot Nos. 68, 69, 70, 71, 72, 73, 74, and 75, of Donelson Meadows, Section Two, as of record in Book 2133, Page 100, lying on the East side of Briley Parkway, not used for right of way.

Beginning at the common corner of Maplecrest Subdivision, as of record in Book 1835, page 28, Castlewood Estates, Section II, as of record in Book 2331, Page 91 and Donelson Meadows, Section II, as of record in Book 2133, Page 100; thence South 00 deg. 04' 30" East 432.18 feet along the line between Donelson Meadows, Section II and Castlewood Estates, Section II, to a point on the East margin of Briley Parkway; thence Northwesterly 223.82 feet along a curve that has a 1783.86 foot radius on the East margin of Briley Parkway to a point; thence North 44 deg. 00' 00" West 143.18 feet along the East margin of Briley Parkway, to a point; thence North 15 deg. 52' 53" East 63.50 feet along the East margin of Briley Parkway to a point; thence North 52 deg. 54' 14" West 202.38 feet along the East margin of Briley Parkway to a point; thence Northwesterly 84.7 feet along a curve on the East margin of Briley Parkway to a point; thence South 82 deg. 22' 38" East 473.10 feet along the line between Donelson Meadows, Section II and Maplecrest Subdivision, to the point of beginning.

Being the same property conveyed to Nicholas Brent McCloud and Kathryn Leigh McCloud, Husband and Wife, by Quitclaim Deed from Nicholas Brent McCloud, married and Jerry D McCloud and wife, Barbara Lynn McCloud, of record in Instrument No. 20210318-0036054, dated March 18, 2021, Register's Office for Davidson County, Tennessee.

The physical address of this property is 2200 Selma Avenue, Nashville, Tennessee 37214

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214 Second Avenue North, Suite 103
Nashville, TN 37201

WITNESS my hand, this 19th day of Jan, 2023.

Kathryn McCloud
Kathryn Leigh McCloud, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ~~Kathryn Leigh McCloud~~ Dana Derryberry, a Notary Public in and for Davidson County, Tennessee, the within named Kathryn Leigh McCloud, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Wilson Co., Tennessee, on this the 19th day of Jan, 2023.

Notary Public

My Commission Expires: 04-07-2024

DANA DERRYBERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished