Record and Return Mail To:
This Instrument Prepared By
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Brentwood, Tennessee 37027
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Prepared from Information
supplied by the parties

Karen Johnson Davidson County
Batch# 1019851 DEEDQC
06/28/2023 08 24 04 AM 2 pgs
Fees $12 00 Taxes $0 00

20230628-0049072

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Keith and Peggy Clodfelter
7700 Saddle Ridge Court
Nashville, TN 37221

Send Tax Bills To:
New Owner

Map and Parcel No
12700023300

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Peggy Clodfelter**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Keith Clodfelter and Peggy Clodfelter, husband and wife, as Tenants by the Entirety** ("Grantees"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Saddle Ridge, Section II, of record in Book 5200, Page 366, Register's Office for Davidson County, Tennessee.

Beginning at a point on the eastern margin of Saddle Ridge Trace and following the margin of said Saddle Ridge Trace in a southerly direction, a distance of 149.78 feet to a point, said point being the beginning of a curve to the right with a radius of 25 feet, a distance of 35.99 feet to a point, said point being on the northern margin of Saddle Ridge Court in an easterly direction 80 feet to a point, continuing through said point along the margin of Saddle Ridge Court, a distance of 298.06 feet to a point, continuing through said point, a distance of 73 feet to a point; thence running along the match line, North 70° 34' 1" East, a distance of 180.86 feet to a point; thence continuing along said match line running South 74° 55' 4" East, a distance of 203 71 feet to a point, said point being the point of beginning

Being the same property conveyed to **Peggy Clodfelter**, by Quitclaim Deed dated May 19, 2011, from **Keith Clodfelter and wife, Peggy Clodfelter**, recorded in Instrument No 20110526-0040397, Register's Office of Davidson County, Tennessee

This conveyance is subject to all matters of record.

This is improved property known as **7700 Saddle Ridge Ct., Nashville, TN 37221.**

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 20th day of June 2023.

Peggy Clodfelter
Peggy Clodfelter

NICHOLE DANIEL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Peggy Clodfelter**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June 2023.

Nichole Daniel
Notary Public

My Commission Expires:
July 7, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0)

Keith Clodfelter
Affiant

Sworn to and subscribed to before me, this the 20 day of June 2023.

Nichole Daniel
Notary Public

My Commission Expires:
July 7, 2025

NICHOLE DANIEL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON