Karen Johnson Davidson County
Batch# 1050640 DEEDQC
09/15/2023 01:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230915-0072600

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Mark E. Clifford, III Anna Clifford
Affiant Signature

Subscribed and sworn to before me on this the 6 day of September, 23

Notary Public

My Commission expires 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Mark E. Clifford, III
1208 Widewater Ct.
Nashville, TN 37221

SEND TAX BILLS TO:
Mark E. Clifford, III
1208 Widewater Ct.
Nashville, TN 37221

MAP AND PARCEL NUMBER: 126160A36400CO

QUITCLAIM DEED

23NT00780

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Mark E. Clifford, III and wife, Anna Clifford

By these presents do remise, release and **QUITCLAIM** unto

Mark E. Clifford, III, an unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 485, RIVERWALK, PHASE 2B, as shown on plat of record in Instrument No. 20041020-0126319, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark E. Clifford, III and wife, Anna Clifford from Mindy Thornton and husband, Phil Thornton, by Warranty Deed dated 07/26/2013 and recorded 07/29/2013 in Instrument no. 20130729-0078798, Register's Office of said County.

This is an improved property commonly known as: 1208 Widewater Ct, Nashville, TN 37221-6590

Wherever 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 our hands this 6 day of September 23

Mark E. Clifford, III

State of TN
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mark E. Clifford, III,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of September 23

Notary Public

My Commission expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Anna Clifford

State of TN
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Anna Clifford,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of September 23

Notary Public

My Commission expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Britney Garner 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 9/6/23 (date of document).

Affiant Signature

9/15/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th of Sept., 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025