THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 1053300 DEEDQC
09/22/2023 01:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230922-0074711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me this 22nd day of September 2023.

Affiant **Notary Public**

My Commission Expires: 3/3/2026

WILLIAM D DUKE JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 3, 2026

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Parcel ID
Taylor Lauren Clements 7086 Sunny Parks Drive White House, TN 37188	**Same**	034050A08700CO

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, **Glenda D. Canada**, by these presents does hereby quitclaim and convey unto **Taylor Lauren Clements** and her successors and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 87 on the plan of the Subdivision of Monticello Manor. As of record in Plat Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made of a more complete description.

Being the same property conveyed to Glenda D. Canada, unmarried, from Kirby Clifton, Jr. And Mary Pauline Clifton (by and through Kirby Clifton, Jr., Attorney in Fact) Trustees of the Clifton Family Revocable Living Trust Agreement, by Warranty Deed on October 03, 1997, of record in Book 10636, Page 495, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. **Property is subject to all matters affecting said premises as contained in**

Plat Book 6250, Page 551, Register's Office for Davidson County, Tennessee.

2. **Property is subject to Restrictive Covenants contained in Book 6643, Page 950, Register's Office for Davidson County, Tennessee, including liens for assessments as provided therein.**
3. **Property is subject to an easement granted to Metro Government for Sanitary Sewer Purposes of record in Book 4530, Page 215, Register's Office for Davidson County, Tennessee.**
4. **Property is subject to an easement granted to Metro Government for Drainage purposes of record in Book 3370, Page 148, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to any and all existing plat notes, conditions, restrictions, and easements of record.

This is improved property, known as **606 Indepenence Court, Madison, Tennessee, 37115.**

Witness our hands, the bargaining parties, having caused our names to be signed hereto on said day and date.

Glenda D Canada 9.22-2023

Glenda D. Canada Date

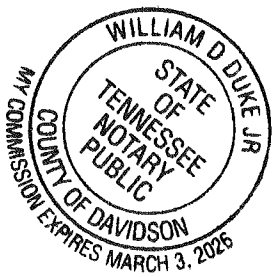
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William D. Duke, Jr., a Notary Public in and for said County and State, **Glenda D. Canada**, the within named bargainor, 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 Goodlettsville, Tennessee this the 22nd day of September 2023.

Notary Public

My Commission Expires: 3/3/2026



THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **9/22/2023** [DATE].

AFFIANT SIGNATURE

9/22/2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **22nd** day of **September**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

