Karen Johnson Davidson County
Batch# 1064521 DEEDQC
10/24/2023 02:43:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231024-0083351

No tax advice was given regarding this transfer.
Prepared, from information provided by client only, by:

Andrew B. Renfroe, BPR # 034411
BROGDON LAW OFFICES, LLC.
230 North Main Street
Dickson, Tennessee 37055

QUITCLAIM DEED

I, GRANT C. MCMAHAN, do hereby release, convey, and quitclaim to KELLE CLARKE-ROSS and her heirs and assigns all of my share, title, rights, and interest in a certain tract of land in the Fourth Civil District of Davidson County, Tennessee, said property being more particularly described as follows:

Tract I

Being Lot No 61 Section C, Village of Old Hickory, as shown on the plan recorded July 16, 1948 in Book 1424, page 66 Register's Office for Davidson County, Tennessee; fronting 62.0 feet on Elliston Street, containing 0.10 acres more or less

Tract II

Being Lot No. 61A, Section C, Village of Old Hickory, as shown on Plat showing Lots 56, 61A, 62A, 63A, 64A and 59A recorded June 15, 1950 in Book 1835, page 2 Register's Office for Davidson County, Tennessee; fronting 62.0 feet on DeBow Street, containing 0.09 acres more or less

Being the same property conveyed to Kelle Clarke-Ross, Carolyn Jane McMahan, and Grant C. McMahan as Tenants in Common with Rights of Survivorship by deed from Kelle Clarke-Ross, recorded as Instrument Number 20141008-0093400 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Daniel Clarke by deed from James R. Pearson and wife, Flossie G. Pearson of record in Book 6297, page 943.

TO HAVE AND TO HOLD said tract or parcel of land, subject to such limitations, restrictions, and encumbrances as may affect the premises, and with all the appurtenances, estate, title, and interest thereto belonging, unto the said KELLE CLARKE-ROSS and her heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 3 day of January, ~~2022.~~ 2023

VICKY LYNN HESS
NOTARY PUBLIC
Commonwealth of Virginia
Reg #7288096
My Commission Expires 10/31/2025

Grant C Mc Mahan
GRANT C. MCMAHAN, GRANTOR

STATE OF Virginia)
COUNTY OF City of Salem)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **GRANT C. MCMAHAN**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of January, ~~2022.~~ 2023

NOTARY PUBLIC

My Commission Expires: 10/31/2025

STATE OF Tennessee)
COUNTY OF Dickson)

I hereby swear or affirm that the actual consideration for this transfer is $0.00 (zero dollar).

Kelle Clarke-Ross
KELLE CLARKE-ROSS, AFFIANT

Subscribed and sworn to before me on this the 18 day of December, 2022.

NOTARY PUBLIC

ANDREW BLAKE RENFROE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES JUNE 24, 2024

My Commission Expires: 6-24-2024

MAP/PARCEL 53 3 28

ADDRESS OF NEW OWNER/
SEND TAX BILLS TO:
Kelle Clarke-Ross
1213 Elliston St.
Old Hickory, Tennessee 37138

THIS IS IMPROVED PROPERTY LOCATED AT:
1213 Elliston St., Old Hickory, Tennessee 37138