Karen Johnson Davidson County
Batch# 1068440 DEEDQC
11/03/2023 11:15:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231103-0086244

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 23rd day of October, 2023.

NOTARY PUBLIC
My Commission Expires: 9-8-25

NICHOLAS D. BAILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Claudette Clyde and Dameon Sharp
2410 Underwood Street
Nashville, TN 37208

SEND TAX BILLS TO:
New Owners

Map & Parcel: 81-14-126.00 (TRACT 1)
81-14-161.00 (TRACT 2)

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Claudette Clyde and Dameon Sharp**, Grantor, does hereby quitclaim and convey all of the undivided right, title and interest, to the hereinafter described property to **Claudette Clyde and Dameon Sharp, as joint tenants with right of survivorship**, Grantee. Said property conveyed herein is described as follows:

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 39 on the Revised Plan of Fisk Park, as shown on plat of record in Plat Book 2331, Page 114, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William E. Clyde and wife, Mildred D. Clyde from Ajax Development Corporation, by Warranty Deed, of record in Book 2637, Page 39, Register's Office for Davidson County, Tennessee.

William E. Clyde, having died on February 23, 1991, his interest in said property vesting in Mildred D. Clyde as the surviving tenant by the entirety.

TRACT 2

Land in Davidson County, Tennessee, being Lot No. 14 on the Revised Plan of Fisk Park, as shown on plat of record in Plat Book 2331, Page 114, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mildred Clyde, an unmarried woman, from The Estate of Nellie Foster Byers, by Warranty Deed, of record in Instrument No. 20101109-0090044, Register's Office for Davidson County, Tennessee.

Mildred D. Clyde a/k/a Mildred Lee Clyde a/k/a Mildred Clyde, having died intestate on October 15, 2022, her interest in said property vesting in her heirs at law: Claudette Clyde and Dameon Sharp as shown in probate of record in Docket No. 22P2388, Circuit Court (Probate Division) for Davidson County, Tennessee.

These are real properties commonly known as 2410 & 2415 Underwood Street, Nashville, TN 37208.

Said properties are conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the real properties but acquits any claim that Grantor has to said properties and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 23rd day of October, 2023.

Claudette Clyde

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Claudette Clyde**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 23rd day of October, 2023.

Notary Public

NICHOLAS D. BAILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-25

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 23rd day of October, 2023.

Dameon Sharp

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Dameon Sharp**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 23rd day of October, 2023.

Notary Public

NICHOLAS D. BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-25