Name and Address of New Owner:
Michelle Lynn Robertson
128 Ben Allen Rd
Nashville, TN 37207

Send Tax Bills To:
Michelle Lynn Robertson
128 Ben Allen Rd
Nashville, TN 37207
This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 060-08-0-113-00

Karen Johnson Davidson County
Batch# 1091368 DEEDQC
01/22/2024 09:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240122-0002952

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michelle Lynn Fields, a single woman,** "the Grantor," convey and quitclaim unto **Michelle Lynn Robertson, a single woman,** "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 29, Block B on the Plan of Highland Park, of record in Plat Book 974, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lula M. Clendening, an unmarried person by Warranty Deed from Cherokee Equity Corporation of record in Book 8743, page 564, Register's Office for Davidson County, Tennessee, dated September 29, 1992 and recorded on October 01, 1992.

The said Lula M. Clendening died intestate on June 8, 2012 and her surviving children were Deneldia Clendening Gordon, Bonnita Clendening, Roletha Clendening Pillow, and Aaron Clendening per Affidavits of Heirship of record at Instrument No. 20200911-0104020 and Instrument No. 20200911-0104021 in the Register's Office of Davidson County, Tennessee. She had one daughter Lynnette Clendening that pre-deceased her (intestate at the age of 46) on January 4, 2007 leaving Maria Clendening, Derrick Clendening, Veronica Clendening, Candace Clendening, and Derricka Clendening as her surviving children per Affidavits of Heirship of record at Instrument No. 20200911-0104022 and Instrument No. 20200911-0104023 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lawaun Clendening, grandson of Lula M. Clendening by Quitclaim Deed from Deneldia Clendening Gordon, Bonnita Clendening, Roletha Clendening Pillow and Aaron Clendening of record in Instrument No. 20121029-0098944 Register's Office for Davidson County, Tennessee, dated October 29, 2012 and recorded on October 29, 2012.

Being the same property conveyed to Lawaun Clendening by Quitclaim Deed from Maria Clendening, Derrick Clendening,

Veronica Clendening and Candace Clendening, Derricka Clendening of record in Instrument No. 20200911-0104024 Register's Office for Davidson County, Tennessee, dated September 10, 2020 and recorded on September 11, 2020 and corrected by Affidavit of Scrivener's Error recorded on September 16, 2020 of record in Instrument No. 20200916-0106147.

Being the same property conveyed to Lawaun Clendening by Quit Claim Deed from Lawaun Clendening, of record in Instrument No. 20201112-0133603, Register's Office for Davidson County, Tennessee, dated and recorded on November 12, 2020.

Being the same property conveyed to Michelle Lynn Fields, a single woman by Warranty Deed from Lawaun Clendening of record in Instrument Number 202401220002950, Register's Office for Davidson County, Tennessee, dated January 11, 2024 and recorded on January _____, 2024.

Being improved property also known as 128 Ben Allen Rd., Nashville, Tennessee 37207.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 11th day of January, 2024.

Michelle Fields (SEAL)
Michelle Lynn Fields

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of January, 2024, before me personally appeared Michelle Lynn Fields, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of January, 2024.

STEVEN P. DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 3/13/25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michelle Fields

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 11th day of January, 2024.

STEVEN P. DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 3/13/25

202401220002952

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-11-24.

Affiant Signature

1-11-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 11 day of January, 2024.

Notary Signature

My Commission Expires: 5-9-24

