QUITCLAIM DEED

STATE OF Tennessee, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Ashley Clemens
Affiant

Subscribed and sworn to me on 19th Jan., 2024.

NOTARY PUBLIC

My Commission Expires: 03/03/2025

PARROUSH AHMED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1091580 DEEDQC
01/22/2024 12:04:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240122-0003217

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joseph John Shields, IV & Ashley Khristine Clemens 1015 Villa Place Nashville, TN 37212	Same as New Owner	105 01 0 119.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Ashley Khristine Clemens, an unmarried woman, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Joseph John Shields, IV, an unmarried man, and Ashley Khristine Clemens, an unmarried woman, as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 14, as shown on the map entitled B.F. Shields Heirs Addition, of record in Book 57, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Said part of Lot No. 14 fronts 50 feet on the Westerly side of Villa Place and runs back between parallel lines 150.8 feet, more or less, to an alley.
>
> Being the same property conveyed to Ashley Khristine Clemens, an unmarried woman, by Quitclaim Deed from Joseph John Shields, IV, an unmarried man, dated June 1, 2023 and recorded June 1, 2023, of record in Instrument No. 20230601-0041526, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 1015 Villa Place, Nashville, TN 37212.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on 19th Jan, 2024

Ashley Khristine Clemens

STATE OF Tennessee

COUNTY OF Davidson

On 19th Jan, 2024, before me personally appeared Ashley Khristine Clemens, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 19th Jan., 2024.

NOTARY PUBLIC

My Commission Expires: 03/03/2025

PARROUSH AHMED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY