Karen Johnson Davidson County
Batch# 1091658 DEEDQC
01/22/2024 01:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240122-0003310

QUITCLAIM DEED

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 8th day of January, 2024.

William Alton Pryor
Notary Public

My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 01-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Gregg M. Clingerman, Trustee **4220 Saddlebrooke Pl** **Hermitage, TN 37076**	**New Owner**	**94.8/41.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Gregg M. Clingerman** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Gregg M. Clingerman, Trustee of the Gregg M. Clingerman Revocable Trust u/a/d October 31, 2023** (hereinafter referred to as "Grantee"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of Foxwood, as of record in Book 2900, Page 24, Register's Officer for said County, to which plane reference is hereby made for a more complete description.

Being the same property conveyed to Mary A. Clingerman, and husband, Gregg M. Clingerman, by Quitclaim Deed from Robert J. Baltz, Thomas G. Baltz, Susan A. Baltz, and William G. Baltz, of record in Instrument No. 20040204-0013418, said Register's Office for Davidson County, Tennessee.

Mary Hurst Clingerman has since died, and her interest vested in Gregg M. Clingerman as the sole surviving tenant by the entirety.

This is improved property commonly described as 208 Foxwood Lane, Nashville, TN 37210.

This is the same legal description found in the last deed of record.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 8th day of JANUARY, 2024.

Grantor:

Gregg M. Clingerman

STATE OF Tennessee }
COUNTY OF Davidson }

On this 8th day of January, in the year 2024 before me the undersigned, personally appeared Gregg M. Clingerman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 8th day of January, 2024

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Certificate of Authenticity

I, Robert J. Nolentine, III, 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 January 8, 2024.

AFFIANT SIGNATURE

1/17/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 17th day of January, 2024.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026