QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1107316 DEEDQC
03/04/2024 02:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240304-0014987

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2024.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

DAKOTA M. UNDERWOOD
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

THIS INSTRUMENT WAS PREPARED BY:
Underwood Law Group, PLLC, 223 Town Center Pkwy #1744, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Esta L. McClain	SAME	050-14-0-035.00
(Name) 3235 Doverside Dr		
(Address) Nashville, TN 37207		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Esta L. McClain, a widower**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Esta L. McClain, a widower,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 716 on the Plan of Parkwood Estates, Section 4, of record in Plat Book 3300, pages 79 and 80, Register's Office, Davidson County, Tennessee.

The purpose of this Quitclaim Deed is to update the vesting for tax record purposes, as Sam T. L. McClain, Jr. has since passed on April 24, 2010, leaving his fee simple interest in the property to his wife, Esta L. McClain.

Being the same property conveyed to Sam T. L. McClain, Jr. et ux Esta L. McClain by Warranty Deed from Ed Hodge and John Creager, dated March 31, 1978 and recorded April 3, 1978 in Book 5268, page 420, in said Register's Office for Davidson County, Tennessee.

This is improved property located at 3235 Doverside Dr, Nashville, TN 37207

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 14th day of February, 2024.

Esta L. McClain

Esta L. McClain

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, the within named **Esta L. McClain**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of February, 2024.

My Commission Expires: 3/3/2024. M.R. Schodroski

NOTARY PUBLIC

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, the undersigned, 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 February 14, 2024.

Affiant Signature

Date: March 4, 2024

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me on this 4th day of March, 2024.

Notary Public

My Commission Expires:

(SEAL)

