Karen Johnson Davidson County
Batch# 1126147 DEEDQC
04/23/2024 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $126.42
20240423-0029246

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $34,168.00. Affiant Subscribed and sworn to before me, this 23rd day of April, 2024 Notary Public My Commission Expires: _____

EILEEN HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

QUITCLAIM DEED

Address New Owner: Elizabeth Roane Whitson Clay M. Whitson and Jeannette Whitson Clay Whitson, Jr. 317 Lynnwood Blvd Nashville, TN 37205	Send Tax Bills To: Clay M. Whitson and Jeannette Whitson 4410 Forsythe Place Nashville, TN 37205	Tax Information: 116-11-0-091.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **CLAY M. WHITSON and JEANNETTE WHITSON, husband and wife** (hereinafter referred to as the "Grantors"), do hereby quitclaim, transfer and convey unto **ELIZABETH ROANE WHITSON, unmarried,** her heirs and assigns, as a joint tenant with right of survivorship, an undivided fifteen percent (15%) share out of their seventy-five percent (75%) share of their right, title and interest in and to the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 40, as shown on the Map entitled "Royal Oaks Land Company's Subdivision of the Baker Tract," of record in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Clay M. Whitson and Jeannette Whitson, husband and wife, and Clay Whitson, Jr., unmarried, as joint tenants with right of survivorship, by deed from Joseph Warren Connally, personal representative of the Estate of Albert Warren Nisley on behalf of the heirs at law of Albert Warren Nisely by warranty deed dated September 30, 2022, of record in Instrument No. 20221003-0108906, Register's Office for Davidson County, Tennessee. The said Clay M. Whitson and Jeannette Whitson, husband and wife, and Clay Whitson, Jr., unmarried, having since conveyed their interests in the subject property to Gerald G. Patterson, Trustee, by Quitclaim Deed of record in Instrument Number 202404230029245, Register's Office for Davidson County, Tennessee, for the sole purpose of having title re-conveyed to them by said Trustee in order to allocate ownership of a seventy-five percent (75%) undivided interest

in Clay M. Whitson and Jeannette Whitson, husband and wife, and a twenty-five percent undivided interest in Clay Whitson, Jr., as joint tenants with right of survivorship.

This is improved property known as 317 Lynnwood Boulevard, Nashville, Tennessee, 37205.

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, Grantor has executed this instrument on this 23rd day of April, 2024.

GRANTOR:

CLAY M. WHITSON

JEANNETTE WHITSON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, CLAY M. WHITSON and JEANNETTE WHITSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of April, 2024.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED. NEITHER MUDTER, PATTERSON & COX, PLLC, NOR GERALD G. PATTERSON, ATTORNEY, SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/23/24 (date of document).

Affiant Signature

4/23/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of April, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY