Karen Johnson Davidson County
Batch# 1155842 DEEDQC
07/09/2024 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240709-0051515

Prepared By and Return To:
GreenVue Title & Escrow, LLC
2207 Crestmoor Rd, Suite 101
Nashville, TN 37215

State of Tennessee
County of Davidson
The actual consideration of true value whichever is greater is $0.00.

Affiant

Subscribed and sworn to before me, this 9th day of July 2024.

Notary Public
My Commission Expires: 9-21-2024

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

QUITCLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Clifton Crib LLC 868 Gibbs Rd Ashland City, TN 37015	SAME	092-06-0-341.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMES GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Emily Sierra-Sue Hindman** CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO **Clifton Crib LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 62 on the Map of L. C. Thuss' Subdivision of part of the Barrow Lands, of record in Book 547, Page 102, Register's Office for said County, and part of an unnumbered lot immediately West of said Lot No. 62 on the Plan of Sam Lee's Lots, as of record in Book 161, Page 90, said Register's Office, described together as follows:

BEGINNING on the northerly margin of Clifton Pike at the corner of Lot Nos. 61 and 62; thence with the margin of said Pike westwardly 60 feet to a point; thence northwardly 151 feet, more or less, to the southerly margin of an alley; thence with the margin of said alley Eastwardly 33-1/2 feet, more or less, to the Northeast corner of said Lot No. 62; thence Southwardly with the line between said two lots 150 feet, more or less, to the point of beginning.

BEING the same property conveyed to Emily Sierra-Sue Hindman by Quitclaim Deed from Home Bass Rentals: Nashville, LLC, a Tennessee limited liability company, dated 2/11/2022 and recorded 2/23/2022 in Instrument No. 20220223-0020516; and being the same property previously conveyed to Home Bass Rentals: Nashville, LLC, a Tennessee limited liability company, by Quitclaim Deed from Emily Sierra Hindman, unmarried, dated 12/1/2016 and recorded 12/6/2016 in Instrument No. 20161206-0128005; and being the same property previously conveyed to Emily Sierra Hindman, unmarried, by Quitclaim Deed from Home Bass Rentals: Nashville, LLC, a Tennessee limited liability company, dated 7/27/2016 and recorded 7/28/2016 in Instrument No. 20160728-0077705; and being the same property previously conveyed to Home Bass Rentals: Nashville, LLC, a Tennessee limited liability company, by Quitclaim Deed from Emily Sierra Hindman, unmarried, not dated and recorded 2/11/2016 in Instrument No. 20160211-0013265; and being the same property previously conveyed to Emily Sierra Hindman, unmarried, by Warranty Deed from Don Kim, unmarried, dated 11/25/2013 and recorded 12/2/2013 in Instrument No. 20131202-0122647, Register's Office for Davidson County, Tennessee.

INFORMATION IN THIS DOCUMENT FURNISHED BY THE PARTIES AND RELYED UPON BY THE PREPARER OF THIS DOCUMENT.

This is improved property known as: 2832 Clifton Avenue, Nashville, TN 37209

Witness my hand this 9th day of July 2024.

Emily Sierra-Sue Hindman, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emily Sierra-Sue Hindman with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged such person(s) to be member(s) of **Clifton Crib LLC**, a Tennessee limited liability company, the within named bargainor, and that such person(s), as such member(s), executed the within instrument for the purposes therein contained, by signing the name of the limited liability company by such person(s) as member(s).

Witness my hand and official seal at Nashville, TN this 9th day of July, 2024.

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

Notary Public
My Commission Expires: 9-21-2024

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 7.9.2024 (date of document).

Affiant Signature

7.9.2024
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 9th day of July, 2024.

Notary's Signature

My Commission Expires: 1/19/2025

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY