This Instrument Prepared by:
And Return Instrument to:
Grills Legal
547 N. Mt. Juliet Rd., Ste. 100
Mount Juliet, TN 37122

State of Tennessee
County of Davidson

The actual consideration of $0.00.

Daleyna Smith
Affiant

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Subscribed and sworn to before me this 19th day of July, 2024.

Notary
Commission Expires: 1/31/2027

Karen Johnson Davidson County
Batch# 1160849 DEEDQC
07/23/2024 10:08:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20240723-0055184

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michelle Howard Clay 2032 Crencor Drive Goodlettsville, TN 37072	NEW OWNER	Property 1: 071-02-0-171.00

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, WE, **Michelle Howard Clay, Marie Ardana Howard, Anita Yvonne Crutcher, Daleyna Smith, Wesley Landon Crutcher, Nicholas Eugene Crutcher and Michael Marquez Crutcher, devisees and beneficiaries of the Estate of Ruby J. Howard,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM UNTO, **Michelle Howard Clay, a married woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 7 on the Plan of Trinity Hills Village, Section One, as of record in Book 4175, Page 62, Register's Office for said County, described as follows: Beginning at a point in the Southeasterly margin of North Avondale Circle, common corner of Lots 7 and 8; thence with the line between said two lots Southeasterly 100.2 feet to the common rear corner of Lots No. 6, 7 and 8; thence with the line between lots 6 and 7 Southwesterly 81.0 feet to a point in the Northeasterly margin of Avondale Circle; thence with said margin Northwesterly 56.5 feet; thence around a curve northwesterly and northeasterly 35.90 feet to a point in the Southeasterly margin of North Avondale Circle, thence with said margin Northeasterly 64.0 feet to the point of beginning.

Being the same property conveyed to Sidney Howard, Jr. and wife, Ruby J. Howard by Warranty Deed from Trinity Hills Village, Inc. of record in Book 4393, page 109, Register's Office for Davidson County, Tennessee, dated January 13, 1970 and recorded on January 23, 1970. Said Sidney Howard, Jr., died on or about June 19, 2004, leaving Ruby J. Howard as the surviving tenant by the entirety. Said Ruby J. Howard, died on or about May 12, 2017. Reference is made to her last will and testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 23P1259, in which Michelle Howard Clay is named the Executrix of the Estate of Ruby J. Howard, deceased and Michelle Howard Clay, Michael Eugene Crutcher, and Marie Ardana Howard are named as devisees. The said Michael Eugene Crutcher died on or about August 09, 2019. Reference is made to the affidavits of heirship for Michael Eugene Crutcher naming Anita Yvonne Crutcher, Daleyna Smith, Wesley Landon Crutcher, Nicholas Eugene Crutcher, and Michael Marquez Crutcher as all of his heirs, of record in Instrument No. 20191104-0113504 and Instrument No. 20191104-0113505, in said Register's Office.

For information purposes only: 1408 Avondale Circle, Nashville, TN 37207

Subject to all matters of record.

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.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, THAT NO TITLE SEARCH WAS CONDUCTED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Witness my hand this 19th day of July, 2024.

Michelle Howard Clay
Michelle Howard Clay

State of Tennessee)
County of Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle Howard Clay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2024.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My Commission Expires: 1/31/2027

Witness my hand this 19th day of July, 2024.

Marie Ardana Howard
Marie Ardana Howard

State of Tennessee)
County of Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Marie Ardana Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2024.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My Commission Expires: 1/31/2027

Witness my hand this 19th day of July, 2024.

Wesley Landon Crutcher

State of Tennessee)
County of Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Wesley Landon Crutcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2024.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My Commission Expires: 1/31/2027

Witness my hand this 19th day of July, 2024.

Nicholas Eugene Crutcher

State of Tennessee)
County of Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Nicholas Eugene Crutcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2024.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My Commission Expires: 1/31/2027

Witness my hand this 19th day of July, 2024.

Anita Yvonne Crutcher

Anita Yvonne Crutcher

State of Tennessee)
County of Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Anita Yvonne Crutcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2024.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My Commission Expires: 1/31/2027

Witness my hand this 19th day of July, 2024.

Daleyna Smith

Daleyna Smith

State of Tennessee)
County of Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Daleyna Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2024.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My Commission Expires: 1/31/2027

Witness my hand this 19th day of July, 2024.

Michael Marquez Crutcher

State of Tennessee)
County of Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Marquez Crutcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2024.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Public
My Commission Expires: 1/31/2027

Certificate of Authenticity

I, Joshua A. Terry, 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 7/19/2024.

Affiant Signature – Joshua A. Terry

7/22/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/22/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27