THIS INSTRUMENT WAS PREPARED BY:
Lamar Moore, Attorney at Law
102 Hartman Dr Ste G #165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT TO:
Staley Clouse
1001 Davidson St
Nashville, TN 37206

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.

QUITCLAIM DEED

Address of New Owners (Grantee):	Send Tax Bills To:	Map & Parcel Number:
Staley Clouse 1001 Davidson St Nashville, TN 37206	Same as Grantee	Map & Parcel #: 093 08 0 055.00

This Quitclaim Deed (the "Deed") is made effective this 25 day of July, 2024 (the "Effective Date") between James Clouse, unmarried man, and Staley Clouse, unmarried man, as tenants in common, (the "Grantors"), and **Staley Clouse, an unmarried man (the "Grantee")**.

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Shelby Heights Subdivision, Section II, as of record in Book 2854, page 5, Register's Office, Davidson County, Tennessee.

Said Lot No. 6 fronts along the northeast margin of Davidson Street and extends back 97.6 feet on the northwest line and 160.8 feet on the southeast line to a dead line in the rear on which it measures 87.1 feet.

Being the same property conveyed to Metropolitan Development & Housing Agency, by deed from Pete Knestrick, Substitute Trustee, of record in Book 7207, page 554, Register's Office, Davidson County, Tennessee, and re-recorded in Book 7230, page 756, said Register's Office.

This conveyance is subject to any and all existing taxes, easements, covenants, conditions, and restrictions as shown of record.

This property is known as **1001 Davidson St, Nashville, TN 37206.** The Deed was recorded in the records of the Register's Office of Davidson County via an Affidavit of Heirship in **Book** 20240725, **at Page** 0056224.

This Deed may be executed by each grantor in one or more counterparts, each of which shall be deemed an original and all of which taken together shall constitute one binding document and/or deed.

Karen Johnson
Batch # 1162176
07/25/2024 09:49:32 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240725-0056224

IN WITNESS WHEREOF, Grantor(s) has executed this instrument on this 25 day of July, 2024.

Grantor Signature - James Clouse

STATE OF TENNESSEE

COUNTY OF Davidson

On this day, personally appeared before me, JAMES CLOUSE, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 25 day of July, 2024.

Notary Public: Lamar Moore

My Commission Expires: 1/12/25

(seal)

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant / Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 25 day of July, 2024.

Notary Public: Lamar Moore

My Commission Expires: 1/12/25

(seal)

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, Grantor(s) has executed this instrument on this 25 day of July, 2024.

Grantor Signature - Staley Clouse

STATE OF TENNESSEE

COUNTY OF Davidson

On this day, personally appeared before me, STALEY CLOUSE, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 25 day of July, 2024.

Notary Public: James Moore

My Commission Expires: 1/12/25

LAMAR MOORE (seal) STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant / Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 25 day of July, 2024.

Notary Public: James Moore

My Commission Expires: 1/12/25

(seal)

LAMAR MOORE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY