THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37072
615-859-1328

Karen Johnson Davidson County
Batch# 1164479 DEEDQC
07/31/2024 08:55:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240731-0057871

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 23 day of July, 2024.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

Affiant

My Commission Expires: 12/03/2024

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Raymond L. Clinard 224 McCoin Drive Goodlettsville, TN 37072	Same as New Owner	25.00-04-69.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Robert Floyd Clinard, Richard Allen Clinard and Rebecca Leigh Stanford**, by these presents does hereby quitclaim and convey unto **Raymond Lynn Clinard**, and his successors, heirs, and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County Tennessee, being Lot No. 3 and the west half of lot No. 2 on the Plan of Franklin Heights, at Goodlettsville, Tennessee, a plat which is of record in Book 2083, page 91, Register's Office for said County.

Said Lot No. 3 fronts 63 feet on the southerly side of McCoin Drive, and runs back 153 feet on the westerly line and 155.2 feet on the easterly line to a dead line in the rear on which it measures 67 feet.

Said west half of lot No. 2 fronts 31.5 feet on the southerly side of McCoin Drive, and runs back 155.2 feet on the westerly line and 160.2 feet, more or less, on the easterly line to a dead line on which it measures 31.5 feet.

BEING the same to Elaine B. Smith, deed from Douglas H. Bowling and wife, Patricia Ann Bowling, filed of record in Instrument No. 20000717-0070326 Register's Office for Davidson County, Tennessee. The said Elaine B. Smith died intestate on or about 05/18/2024. See Affidavit of Heirship of record in Instrument No. 20240717-0053647, said Register's Office.

The said Elaine B. Smith and Elaine Betty Smith are one and the same person.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 224 McCoin Drive, Goodlettsville, TN 37072.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

[Signature page to follow and the remainder of this page is intentionally left blank.]

Witness my hand this 31st day of July, 2024, the bargaining party, having caused my name to be signed hereto on said day and date.

ROBERT FLOYD CLINARD, GRANTOR

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, Ronak Patel, a Notary Public in and for said County and State, **ROBERT FLOYD CLINARD**, the within named GRANTOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Atlanta, GA, this the 1 day of July, 2024.

NOTARY PUBLIC

My Commission Expires: 11/14/2025

RONAK PATEL NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA November 14, 2025 W-00531417

Witness my hand this 8 day of July, 2024, the bargaining party, having caused my name to be signed hereto on said day and date.

Rebecca Leigh Stanford
REBECCA LEIGH STANFORD, GRANTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. Ashley Carr, a Notary Public in and for said County and State, **REBECCA LEIGH STANFORD**, the within named GRANTOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of July, 2024.

NOTARY PUBLIC

My Commission Expires: 09/08/2025

L. ASHLEY CARR
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 08, 2025
DAVIDSON COUNTY

Witness my hand this 26 day of June, 2024, the bargaining party, having caused my name to be signed hereto on said day and date.

Richard Allen Clinard
RICHARD ALLEN CLINARD, GRANTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jeremy Martin, a Notary Public in and for said County and State, **RICHARD ALLEN CLINARD**, the within named GRANTOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 26 day of June, 2024.

Jeremy Martin
NOTARY PUBLIC

My Commission Expires: 05/05/2025



CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **07/29/2024** [DATE].

AFFIANT SIGNATURE

07/30/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **30th** day of **July**, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

