Karen Johnson Davidson County
Batch # 1166186 DEEDQC
08/05/2024 08:05:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240805-0059078

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $-0-

Stephen Anthony Clabough

Mary Caitlin Clabough

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn before me this 29th day of July, 2024

Notary Public
My Commission Expires: 6/18/28

This instrument was prepared by:
Mill Creek Legal, PLLC
7209 Haley Ind'l Dr, Suite 200
Nolensville TN 37135

QUITCLAIM DEED

New Owner(s)	*Send Tax Bills To*	*Map & Parcel Nos.*
Sunshine and Margaritas, LLC 9647 Radiant Jewel Ct. Brentwood, TN 37027	New Owner	104 01 0 234.00

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **Stephen Anthony Clabough and Mary Caitlin Clabough, husband and wife** ("Grantor"), by these presents do hereby remise, release, quitclaim and convey unto **Sunshine and Margaritas, LLC** ("Grantee"), all of my right, title and interest in and to the following described real property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 142 as shown on the map entitled Plan of Part of West Grove Subdivision, of record in Plat Book 421, page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to **Stephen Anthony Clabough and Mary Caitlin Clabough, husband and wife**, by Warranty Deed from **Stephen Anthony Clabough** of record in Instrument No, 20170407-0034349 in the Register's office of Davidson County, TN.

This is improved property known as 133 37th Avenue North, Nashville, TN 37029

WITNESS my hand this 29th day of June, 2024.

Grantor – Stephen Anthony Clabough

Grantor – Mary Caitlin Clabough

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Grantor, Stephen Anthony Clabough and Mary Caitlin Clabough, with whom I am personally acquainted and who acknowledged that the Grantor executed this Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nolensville, Tennessee, this 29th day of July, 2024.

Notary Public

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 6/18/28

This Quitclaim Deed Was Prepared By:
Mill Creek Legal, PLLC
7209 Haley Industrial Drive, Suite 200
Nolensville, TN 37135