# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

William D. Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF August, 2024.

Camille Woods
Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

LB-QCD-24-7625

**THIS INSTRUMENT WAS PREPARED BY**
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Faith Annette McClary and William Dorsey Bailey** | **Same as New Owners** | |
| (NAME) | (NAME) | **181 01 0B 103.00CO** |
| **7625 Mint Leaf Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FAITH ANNETTE MCCLARY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **FAITH ANNETTE MCCLARY AND WILLIAM DORSEY BAILEY, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 129, on the plan of Phase One, 2nd Addition to Sugar Valley, A RS10 Cluster Lot Subdivision, a planned unit development, as shown by Plat of Record in Instrument No. 20050105.0001853, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Faith Annette McClarty, by Quitclaim Deed from William J. McClary, dated November 14th, 2005, recorded November 30th, 2005, under Instrument No. 20051130-0143793, Davidson County, Tennessee. William J. McClary executed this quitclaim pursuant to Final Decree of Divorce Docket No. 31646, in the Chancery Court for Williamson County, Tennessee.

Being the same property conveyed to Faith Annette McClarty, a married person, by Warranty Deed from Yazdian Construction, Inc., a Tennessee Corporation, dated September 9th, 2005, recorded September 14th, 2005, under Instrument No. 20050914-0110508, Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **7625 Mint Leaf Drive, Nashville, Tennessee 37211**.

Karen Johnson
Batch # 1169308
08/14/2024 03:01:27 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240814-0062270

Witness my/our hand(s) this the 12TH of August, 2024.

Faith Annette McClary

Faith Annette McClary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 12TH of August, 2024.

Camille Woods

Notary Public
My Commission Expires: 3-20-28
(SEAL)




**RETURN TO:**
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212