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

Karen Johnson Davidson County
Batch# 1178502 DEEDQC
09/06/2024 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240906-0068832

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is **$525,000.00.**

Subscribed and sworn to before me this 6th day of September 2024.

Notary Public Affiant

My Commission Expires: 01-06-2025

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Leslie Morris Clendenin, Jr. Roy Farrar Clendenin 868 Dry Creek Road Goodlettsville, TN 37072	Leslie Morris Clendenin, Jr. P.O. Box 418 Goodlettsville, TN 37070	081-160-182.00 019-130-099.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Nancy Clendenin Knight, a married person,** by these presents does hereby quitclaim and convey her one-third interest unto **Leslie Morris Clendenin, a married person, and Roy Farrar Clendenin, a married person, equally as tenants in common**, and their successors and assigns, all her rights, title and interest in and to the following described tract of land:

Beginning at a PK Nail (new) in the asphalt at the intersection of the northerly margin of Connell Street (40' ROW) and the easterly margin of North Main Street (66' ROW), and being the most southwest corner of this tract; thence, N 12 deg. 54' 58" W a distance of 178.40 feet to an iron pin new (1/2" x 18" rebar) in the easterly margin of said North Main Street, and a corner to MJC LLC (Inst. No. 20020822-0101871); thence, leaving said street N 78 deg. 10" 03" E, entering a common building wall at 95.17 feet and in all a total distance of 197.40 feet to an outside building corner, and a corner to said MJC LLC; thence, N 13 deg. 48' 07" W a distance of 40.28 feet to a point on the outside building wall, a corner to MJC LLC; thence, N 77 def. 23' 00" E a distance of 33.50 feet to a point on a concrete slab, a corner to said MJC LLC; thence, S 10 deg. 04' 19" E, entering the building at 40.66 feet, and in all a total distance of 108.00 feet to a point inside said building; thence, N 78 deg. 56' 21" 73.00 feet to a point on a concrete retainer wall, and in the line of William C. Brummett, Jr. (Instrument No. 00007850-0000529); thence, S 09 deg. 47' 12" E a distance of 107.00 feet to a PK nail (new) in asphalt, a corner to said Brummett, and in the northerly margin of said Connell Street; thence, with said street S 77 deg. 32 08" W a distance of 292.01 feet to the point of beginning, containing 1.12 acres (48,806.64 square feet), according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated August 16, 2012.

Being the same property conveyed to Leslie Morris Clendenin, Sr. by Quitclaim Deed dated August 31, 2012 from CLIFTON GARRETT filed for record as Instrument No. 20120831-0078921, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Leslie Morris Clendenin, Jr., Roy F. Clendenin, and Nancy Clendenin Knight by Quitclaim Deed dated

August 31, 2012 from Leslie Morris Clendenin, Sr. filed for record as Instrument No. 20120831-0078922, Register's Office for Davidson County, Tennessee. Being

This conveyance is subject to all restrictions, easements and planning documents of record.

This property is not, nor has it ever been, a marital residence of the Grantor and is not subject to any homestead, dower, or other marital interest as contemplated by TCA Section 26-2-307 or other applicable statute.

This is improved property commonly known as: 309 North Main Street, Goodlettsville, Tennessee 37072 and 110 Connell Street, Street, Goodlettsville, Tennessee 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.

Witness my hand this 6 day of September, 2024, the bargaining parties, having caused their names to be signed hereto on said day and date.

Nancy Clendenin Knight
NANCY CLENDENIN KNIGHT

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **NANCY CLENDENIN KNIGHT** the within named bargainor, 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.

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 12/03/2024

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 **09/06/2024** [DATE].

AFFIANT SIGNATURE

09/06/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **6th** day of **September**, 2024.

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

