Karen Johnson Davidson County
Batch# 1187318 DEEDQC
09/27/2024 02:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240927-0075196

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025
(AFFIX SEAL)

TAMMY L. CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Nov 3, 2025

File #24-TLC-5137-S

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patricia Ruth McClanahan & Susan Irene Russell	**Same as New Owner**	
(NAME)	(NAME)	**116-13-0-10.007**
1709 Temple Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **JOHN WILLIAM MCCLANAHAN, A MARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **PATRICIA RUTH MCCLANAHAN, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the southerly 15 feet of Lot No. 4 and all of Lot Nos. 5, 6, 7 and 8 on the plan of H.B. Alexander's Subdivision of Part of Lot No. 160 in Bransford's Belle Meade Golf Links Subdivision, as of record in Book 843, Page 27, in the Register's Office of Davidson County, Tennessee.

Said part of Lot No. 4 and all of Lots Nos. 5, 6, 7 and 8 front together 215 feet on the easterly side of Memphis-Bristol Highway and run back 130.3 feet more or less on the northerly line and 127.3 feet on the southerly line to a dead line, measuring 215 thereon.

Being the same property conveyed to Clifford W. Russell by Warranty Deed from Marion F. Thomas, of record in Book 1490, Page 521, in the Register's Office of Davidson County, Tennessee, dated May 28, 1947 and recorded on June 4, 1947.

The said Clifford W. Russell died on April 29, 1950 and devised subject property to Annie Ruth Russell per Last Will and Testament of record in Will Book 64, Page 203.

The said Annie Ruth Russell died on August 24, 1998 and devised subject property to Juanita Russell McClanahan and Clifford Miller Russell per Last Will and Testament of record in Case No. 98P1415, in the Probate Court for Davidson County, Tennessee at Nashville.

The said Clifford Miller Russell died on November 26, 1998 and devised his interest in subject property to Susan Irene Russell per Last Will and Testament of record in Case No. 99P412, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, at Nashville.

The said Juanita Russell McClanahan died on January 20, 2011 and devised her interest in subject property to

John William McClanahan and Patricia Ruth McClanahan per Last Will and Testament of record in Case No. 11P165, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, at Nashville.

Said property was never a marital residence for the herein named Grantor.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 5137 Harding Pike, Nashville, TN 37205.

Witness my/our hand(s) this the 27th day of September, 2024.

John William McClanahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of September, 2024, before me personally appeared John William McClanahan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of September, 2024.

Notary Signature
My commission expires: 11-3-25

TAMMY L. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Patricia Ruth McClanahan & Susan Irene Russell
1709 Temple Ave
Nashville, TN 37215

True Copy Certification

I, **Tammy Carney,** 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 this the 27th day of September, 2024.

Affiant Signature
Date 9/27/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

