Karen Johnson Davidson County
Batch# 1188776 DEEDQC
10/02/2024 02:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241002-0076542

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. Julio Padilla Affiant Subscribed and sworn to before me, this 2nd day of October, 2024. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

QUITCLAIM DEED

Address New Owner: Michael Seymour Claybrooks, Sr. Marcia Boyd Claybrooks 2406 McGinnis Drive Nashville, TN 37216	Send Tax Bills To: New Owner 2406 McGinnis Drive Nashville, TN 37216	Tax Information: Map and Parcel No.: 073-09-0 073.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **JULIO PADILLA, married** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **MICHAEL SEYMOUR CLAYBROOKS, SR., and wife, MARCIA BOYD CLAYBROOKS**, their heirs and assigns, all of his right, title and interest in and to the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Gibson Heights, as of record in Book 1835, page 133, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Julio Padilla by deed from Volunteer Construction Company, LLC, of record in Instrument No. 20020102-0000580, Register's Office for Davidson County, Tennessee.

This is improved property known as 2406 McGinnis Drive, Nashville, Tennessee, 37216.

This property has never served as the marital residence of the Grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of October, 2024.

GRANTOR:

Julio Padilla
JULIO PADILLA

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, JULIO PADILLA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of October, 2024.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/2/24 (date of document).

Affiant Signature

10/2/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

