QUITCLAIM DEED

Karen Johnson
Batch # 1189929
10/04/2024 12:04:12 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241004-0077257

LB-QC

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 2 DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

OGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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)
Roy Clemmons	**Same as New Owner**	
(NAME)	(NAME)	**0920521100**
909 32ND Ave. N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO OBTAIN SEPARATE MAP & PARCEL NUMBERS FOR EACH LOT.

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, **ROY CLEMMONS, A SINGLE MAN**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ROY CLEMMONS, A SINGLE MAN** 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:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows to wit:

Being Lot Nos. 11 & 12 of Block 29 on the Map of Fisk University Place, as of record in Book 421, Pages 4-5, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 11 & 12 adjoin and front together 50 feet on the westerly side of India Street and run back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Roy Clemmons, a single man, from George Ganarway by Warranty Deed dated February 16th, 2016, and of record in Instrument No. 20160229-0019189, Register's Office for 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: **909 32nd Avenue North, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 2 day of October, 2024.

Roy Clemmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY CLEMMONS, 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 2 day of October, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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