This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet, Rd., Suite 100
Mount Juliet, TN 37122

From information furnished by the parties

Karen Johnson
Batch # 1191233
10/09/2024 09:14:29 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241009-0078323

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me
this 19th day of September, 2024.

BRYSON EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 12/07/2024

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Joyce Faye Siever, Trustee of the Siever Family Trust, dated September 19, 2024, and any amendments thereto 716 Graycroft Avenue Madison, TN 37115	Joyce Faye Siever, Trustee of the Siever Family Trust, dated September 19, 2024, and any amendments thereto 716 Graycroft Avenue Madison, TN 37115	042 07 0 059.00

FOR NO MONETARY CONSIDERATION, We, **Billy L. Siever and wife, Joyce F. Siever,** by these presents do hereby quitclaim and convey all our right, title, and interest in and to the following tract or parcel of land unto **Joyce Faye Siever, Trustee of the Siever Family Trust, dated September 19, 2024, and any amendments thereto** , situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESEE, BEING LOT NO. 23 ON THE PLAN OF MORNING VIEW SUBDIVISION, SECTION 1, OF RECORD IN PLAT BOOK 2133, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING the same property conveyed to **Billy L. Siever and wife, Joyce F. Siever,** by Deed from **Carolyn Lee Clupper and Mildred D. Unger, unmarried, individually and as Executrix of the Estate of Everett A. Unger, Deceased**, of record in Deed Book 9437, page 907, Register's Office for Davidson County, Tennessee.

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

This is improved property more commonly known as 716 Graycroft Avenue, Madison, TN 37115.

Witness by my hand this 19th day of September, 2024

Billy L. Siever

Joyce F. Siever

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 19th day of September, 2024, personally appeared before me, Billy L. Siever and Joyce F. Siever, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the persons who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Witness by my hand and official seal

Bryson Eubanks, Notary Public
My Commission Expires: 12/07/2024

