Karen Johnson Davidson County
Batch# 1193221 DEEDQC
10/14/2024 01:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241014-0079485

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Janet Kay Clodfelter 601 Parnell Road Old Hickory, TN 37138	Mabel Clodfelter, Trustee 101 Guill Court Nashville, TN 37214	085 11 008.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged I, JANET KAY CLODFELTER a/k/a JANET CLODFELTER, by these presents do hereby quitclaim and convey unto JANET KAY CLODFELTER, TRUSTEE OF THE JANET KAY CLODFELTER REVOCABLE TRUST, her successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my right, title and interest (which is a 50% interest) in that certain real property in Davidson County, Tennessee more particularly described as follows:

BEING Lot No. 271 on the Plan of Stanford Country Cub Estates, Section 2, of record in Book 2854, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Janet Clodfelter by deeds of record in Book 7141, page 921 and Instrument #20100420-0029929, Register's Office for Davidson County, Tennessee. Reference is also made to a deed of 50% interest conveyed by Janet Clodfelter to Mabel Clodfelter of record as Instrument #20130308-0023460 and further conveyed to Mabel Clodfelter, Trustee by deed of record as Instrument #20130410-0035236, Register's Office for Davidson County, Tennessee.

This is property known as 3110 Lebanon Pike, Nashville, Tennessee.

[The remainder of this page intentionally left blank, see next page for signatures.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 11 day of October, 2024.

Janet Kay Clodfelter
JANET KAY CLODFELTER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Janet Kay Clodfelter, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 11th day of October, 2024.

Emily Myers
Notary Public

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-24-2027

My Commission Expires:
10/04/2027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Janet Kay Clodfelter
Affiant

Subscribed and sworn to before me
this 11th day of October, 2024.

Emily Myers
Notary Public

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-06-2027

My Commission Expires: 10/04/2027

45481300.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Oct 11, 2024 (date of document).

Affiant Signature

10/14/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of October, 2024.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026