Karen Johnson Davidson County
Batch# 1194108 DEEDQC
10/16/2024 09:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241016-0080132

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:
Frank G. Clement, Jr. and Lynn Elizabeth Moore Clement, Co-Trustees 220 Wilsonia Avenue Nashville, TN 37205	Same	103 14 0 084.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged we, FRANK G. CLEMENT, JR. and LYNN M. CLEMENT, by these presents do hereby quitclaim and convey unto FRANK G. CLEMENT, JR. and LYNN ELIZABETH MOORE CLEMENT, CO-TRUSTEES OF THE CLEMENT 2024 TENANCY BY THE ENTIRETY TRUST, their 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 our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Being Lot No. 16 and the West 50 feet of Lot No. 17, Block E, on the Plan of Hillwood Estates, as of record in Book 1935, pages 59 and 60, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by deed of record as Instrument #20090302-0018348, Register's Office for Davidson County, Tennessee.

This is property known as 220 Wilsonia Avenue, 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 14th day of October, 2024.

FRANK G. CLEMENT, JR.

LYNN M. CLEMENT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Frank G. Clement, Jr., 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14th day of October, 2024.

MADISON L CONQUEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Madison L Conquest
Notary Public
My Commission Expires: 12-17-2024

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Lynn M. Clement, the within named bargainor, 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 14th day of October, 2024.

MADISON L CONQUEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Madison L Conquest
Notary Public
My Commission Expires: 12-17-2024

45798727.2

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 16th day of October, 2024.

Notary Public

My Commission Expires:
May 8, 2028



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 14, 2024 (date of document).

Affiant Signature

10/16/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of October, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

