THIS INSTRUMENT WAS PREPARED BY:

This Instrument Prepared by:
EMILY C. GREEN, BPR No. 033317
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110 West Sixth Avenue, Springfield, TN 37172
(615) 667-1073 *office* | (615) 433-5103 *fax*
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(From Information Supplied: No Title Examination)

Karen Johnson Davidson County
Batch # 1199522 DEEDQC
10/31/2024 12:21:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20241031-0084402

State of Tennessee)
County of Robertson)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2024.

NOTARY PUBLIC

1/31/27
My Commission Expires

Donna G. Smith
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
Marcellina Claybon-Watkins and Consuelo Claybon Revocable Living Trust, U/A 10/24/24, Marcellina Claybon-Watkins and Consuelo Bridget Claybon, TTEEs 2233 Kayla Drive Goodlettsville, TN 37072	Same	007-14-OA-014

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **MARCELLINA CLAYBON-WATKINS and CONSUELO BRIDGET CLAYBON**, Grantors, of Davidson County, State of Tennessee, convey and quitclaim unto Marcellina Claybon-Watkins and Consuelo Bridget Claybon as Trustees of the **MARCELLINA CLAYBON-WATKINS AND CONSUELO CLAYBON REVOCABLE LIVING TRUST**, under agreement dated the 24th day of October, 2024, all of the right, title, and interest, material or otherwise, in and to the following described real property of record in Instrument Number 20220504-0051639, Register's Office for Davidson County, Tennessee, to wit:

> Being Lot No. 14, as shown on the map entitled Greenview Estates, Dickerson Pike, of record as Instrument No. 20011213-0137531, Register's Office for Davidson County,

Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John E. Claybon, unmarried, and Consuelo B. Claybon, unmarried, as tenants in common with right of survivorship, by deed from John Claybon, of record in Instrument No. 20111202-0093967, Register's Office for Davidson County, Tennessee. John E. Claybon died on July 6, 2020, thereby vesting title solely in Consuelo B. Claybon as surviving tenant in common with right of survivorship.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Being the same property conveyed to Consuelo B. Claybon and Marcellina Watkins as tenants in common with specific right of survivorship by deed from Consuelo B. Claybon, unmarried of record in Instrument Number 20220504-0051639, Register's Office for Davidson County, TN.

And now, **MARCELLINA CLAYBON-WATKINS and CONSUELO BRIDGET CLAYBON**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all property interest Consuelo Bridget Claybon as Trustees of the **MARCELLINA CLAYBON-WATKINS AND CONSUELO CLAYBON REVOCABLE LIVING TRUST**, under agreement dated the 24th day of October, 2024, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth;

IN WITNESS WHEREOF, the Grantors, **MARCELLINA CLAYBON-WATKINS and CONSUELO BRIDGET CLAYBON,** has hereunto set their hands on this the 24th day of October, 2024.

MARCELLINA CLAYBON-WATKINS
Grantor & Trustee

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARCELLINA CLAYBON-WATKINS**, the Grantor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Springfield, Tennessee, this the 24th day of October, 2024.

NOTARY PUBLIC

1/31/27
My Commission Expires

Donna G. Smith
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

CONSUELO BRIDGET CLAYBON
Grantor & Trustee

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CONSUELO BRIDGET CLAYBON**, the Grantor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Springfield, Tennessee, this the 24th day of October, 2024.

NOTARY PUBLIC

1/31/27
My Commission Expires

Donna G. Smith
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY