QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1206375 DEEDQC
11/19/2024 07:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241119-0089348

File #24-TLC-3711-S

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 27th DAY OF September, 2024

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

TAMMY L. CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-3-2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John William McClanahan	**Same as New Owner**	
(NAME)	(NAME)	**116 08 0 174.00**
3711 Woodmont Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **PATRICIA RUTH MCCLANAHAN, A SINGLE WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **JOHN WILLIAM MCCLANAHAN, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the North end of Lot No. 2 on the Plan of 50 23/100 ACRES OFF THE NORTH END OF LOT NO. 2 OF HENRY COMPTON FARM, as of record in Book 421, Page 53, and in Chancery Book 2, Page 58, and described as follows:

Beginning at a point in the Southerly margin of Woodmont Boulevard, which point is 690 feet East of the center line of Estes Avenue, being Sam Coleman's Northeast corner; thence with the margin of said Boulevard, South 86 1/2 degrees East 96 feet to a point; thence South 2 3/4 degrees West 360 feet to a point; thence North 86 1/2 degrees West 96 feet to a point in the East line of the Coleman Property; thence along Coleman's line, North 2 3/4 degrees East 360 feet to the Point of Beginning.

Being the same property conveyed to John W. McClanahan and wife, Juanita Russell McClanahan, by Warranty Deed from Juliette Craig Dustin and Opie Craig Handly, of record in Book 2998, Page 43, in the Register's Office for Davidson County, Tennessee, dated December 18, 1959 and recorded on December 22, 1959. The said John W. McClanahan died on February 5, 1982, leaving the said Juanita Russell McClanahan as surviving tenant by the entirety.

The said Juanita Russell McClanahan died on January 20, 2011 and devised her interest in subject property to John William McClanahan and Patricia Ruth McClanahan per Last Will and Testament of record in Case No. 11P165, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, at Nashville.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X__ **improved** property known as: 3711 Woodmont Boulevard, Nashville, TN 37215.

Witness my/our hand(s) this the 1st day of October, 2024.

Patricia Ruth McClanahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2024, before me personally appeared Patricia Ruth McClanahan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of October, 2024.

Ashley Patterson
Notary Signature
My commission expires: 05/03/2027

ASHLEY PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
John William McClanahan
3711 Woodmont Blvd
Nashville, TN 37215

True Copy Certification

I, **Megan Paulus,** 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 this the 15th day of November, 2024.

Affiant Signature
Date 11/15/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15th day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

