QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1208339 DEEDQC
11/25/2024 01:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241125-0092046

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 25th DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

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)	
3711 Woodmont Blvd		**116 08 0 174.00 & 116 08 0 175.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

*****THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE THE HEREIN DESCRIBED PROPERTIES INTO ONE TAXABLE MAP AND PARCEL.*****

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, **JOHN WILLIAM MCCLANAHAN, A MARRIED MAN,** 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:

Tract I:

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, a married man, by Quitclaim Deed from Patricia Ruth McClanahan, a single woman, of record in Instrument No. 20241119-0089348, in the Register's Office for Davidson County, Tennessee.

Tract II:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of the Compton Lands, as of record in Book 421, page 53, Register's Office; and in Chancery Book 2, Page 58, and is described as follows:

Beginning at a point in the Southerly margin of Woodmont Boulevard, at a point 786 feet East of the center line of Estes Avenue; thence with the margin of said Boulevard, South 86 1/2 degrees East 85 feet to a point; thence South 2 3/4 degrees West 360 feet to a point; thence North 86 1/2 degrees West 85 feet to a point; thence North 2 3/4 degrees East 360 feet to the point of beginning.

Being the same property conveyed to John William McClanahan, a married man, and Patricia Ruth McClanahan, a single woman, by Quitclaim Deed from Susan Irene Russell, a single woman, of record in Instrument No. 20241119-0089350, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John William McClanahan, a married man, by Quitclaim Deed from Patricia Ruth McClanahan, a single woman, of record in Instrument No. 20241119-0089351, in the Register's Office for Davidson County.

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 & 3709 Woodmont Boulevard, Nashville, TN 37215..

Witness my/our hand(s) this the 25th day of November, 2024.

John William McClanahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of November, 2024, before me personally appeared John William 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 25th day of November, 2024.

Notary Signature
My commission expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

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

True Copy Certification

I, **Loy Carney,** 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 25th day of November, 2024.

Affiant Signature
Date 11/25/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25th day of November, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

