Karen Johnson Davidson County
Batch # 1212984 DEEDQC
12/06/2024 08 14 06 AM 2 pgs
Fees $12 00 Taxes $0 00
20241206-0094713

This Instrument Prepared by:
Covington D. Horan
Dismukes Law, PLLC
604 S. Margin Street
Franklin, TN 37064
(615) 200-8818

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
THE KELLY CLAGUE REVOCABLE TRUST #1 1626 Fatherland St. Nashville, TN 37206	Same	083-14-0-184.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **KELLY CLAGUE, an unmarried woman, ("Grantor")** does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto the Trustees of the **KELLY CLAGUE REVOCABLE TRUST #1**, and their successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Lindsley Subdivision of Chadwell Place of record in Plat Book 2, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property,
>
> Being the same property conveyed to Kelly Clague, an unmarried woman, by Warranty Deed from John Theodore Turner, of record in Instrument No. 20200204-0012831, dated January 31, 2020, recorded February 4, 2020, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above described property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 26th day of August, 2024.

Affiant

Notary Public

My Commission Expires: _____

COVINGTON G DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES DECEMBER 13, 2025

This is improved property, known as 1626 Fatherland St., Nashville, TN 37206.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 26th day of August, 2024.

KELLY CLAGUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KELLY CLAGUE**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of August, 2024.

Notary Public

My Commission Expires: _____

COVINGTON G DISMUKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES DECEMBER 13, 2025