Karen Johnson
Batch # 1216122
12/13/2024 03:11:34 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241213-0097097

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:
Brandon S. Griffin, Esq.
GRIFFIN LAW GROUP, PLLC
621 N. Spring Street
Sparta, Tennessee 38583
brandon@griffinlawgroup.org
931-837-2050

JENNA B WILKEN STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Lydia K. Gregory
AFFIANT

Subscribed and sworn to before me, this 23 day of July, 2024.

Jenna B. Wilken
Notary Public or Register

My Commission Expires: 7/2/28

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James and Deborah Clairday c/o the JAMES AND DEBORAH CLAIRDAY REVOCABLE LIVING TRUST, dated July 23, 2024	James and Deborah Clairday c/o the JAMES AND DEBORAH CLAIRDAY REVOCABLE LIVING TRUST, dated July 23, 2024	097-00-0-003.00
3702 Hoggett Ford Road	3702 Hoggett Ford Road	
Hermitage, Tennessee 37076	Hermitage, Tennessee 37076	

THE INFORMATION CONTAINED HEREIN WAS PROVIDED BY THE GRANTOR AND PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER HAS MADE NO DETERMINATION AS TO THE STATUS OF THE TITLE OR THE CORRECTNESS OF THE INFORMATION CONTAINED HEREIN.

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, we, **JAMES R. CLAIRDAY and DEBORAH K. CLAIRDAY (hereinafter, "Grantors"),** do hereby transfer and convey any and all interest unto the **JAMES AND DEBORAH CLAIRDAY REVOCABLE LIVING TRUST, dated July 23, 2024, with JAMES R. CLAIRDAY and DEBORAH K. CLAIRDAY, currently serving as Co-TRUSTEES (hereinafter, "Grantees"),** all my right, title and interest in and to the following real estate located in Davidson County, Tennessee and described as follows, to wit:

Land situated in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning as a point in the centerline of a road, or avenue, said point being in the south boundary line of Tracts numbered 1 and 2 running thence with the east line of the lot herein described, south 4 deg. West 667 feet to a stone; thence north 97 ½ deg. West 285 feet to a stone; thence north 4 deg. 667 feet to the center of said avenue, or road, and in the south line of Tracts numbered 1 and 2; thence with the centerline of said road, or avenue, south 27 ½ deg. East 265 feet to the beginning.

Being Lot No. 7 on the Subdivision of the Lands of L.C. Hessey and Addie Scott Hessey, the plan of said Subdivision being of record on Page 179 of Plan Book No. 2 of the Chancery Court for Davidson County, Tennessee.

Being the same property conveyed to Marty Kent and son, Roy Eugene Brooks, as Joint Tenants with Right of Survivorship by Warranty Deed from Leonard D. Peck and wife, Corrine T. Peck of record in Instrument No. 20000804-0077679, Register's Office Davidson County, Tennessee. The said Marty Kent having since died on September 17, 2001.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved property, known as 3702 Hoggett Ford Road, Hermitage, TN 37076.

This deed was prepared with information furnished by the parties herein. Preparer makes no warranties, express or implied regarding the accuracy of the property description.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed hereunto affixing a signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 23rd day of July, 2024.

JAMES ROBERT CLAIRDAY

JENNA B WILKEN STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

DEBORAH KAY CLAIRDAY

JENNA B WILKEN STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAMES ROBERT CLAIRDAY personally appeared before me and is known to be the person described in and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

WITNESSED HIS HAND on the 23 day of July, 2024.

Jenna B. Wilken
Notary Public

My Commission Expires: 7/2/28

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

DEBORAH KAY CLAIRDAY personally appeared before me and is known to be the person described in and who executed the foregoing instrument and acknowledged that such person executed the same as such person's free act and deed.

WITNESSED HER HAND on the 23 day of July, 2024.

Jenna B. Wilken
Notary Public

My Commission Expires: 7/2/28

OPINIONS OF TITLE, DESCRIPTION, OR SURVEY ARE NOT CERTIFIED BY THIS DEED.