Prepared by/Return to:
Mark B. Leedom, Esq
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0

Affiant

Subscribed and sworn to before me, this 20th day of December, 2024.

Notary Public

My commission expires. 7/7/25

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES JULY 7, 2025

Karen Johnson
Batch # 1220810
12/27/2024 10 53 45 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241227-0100377

QUITCLAIM DEED

Address of New Owner(s) as follows	Send Tax Bills To	Map-Parcel Number
Marian R. Sir	**New Owner**	**17107000800**
5705 Cloverland Place		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MICHAEL SIR, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto MARIAN R. SIR, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plat of Cloverland Acres, Section II, of record in Book 4460, Page 114, Register's Office of said County, to which reference is hereby made for a more particular description

Being the same property conveyed to Marian R. Sir and Michael Sir, tenants in common with rights of survivorship, by Quitclaim Deed from Marian R. Sir dated 7/14/22 of record in Instrument No. 20220715-0081484, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee

This is improved property being designated as 5705 Cloverland Place, Brentwood, TN 37027.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 20th day of December, 2024.

MICHAEL SIR

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michael Sir, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of December, 2024.

My commission expires: 7/7/25

NOTARY PUBLIC

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2025