This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1222780 DEEDQC
01/02/2025 12:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250102-0000253

State of Davidson }
County of Nashville}

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

Affiant Signature

Subscribed and sworn to before me on this the 30th day of Dec, 2024.

Notary Public

My Commission expires 10 / 25 / 2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Thomas Clifton
452 Jessie Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Thomas Clifton
452 Jessie Drive
Nashville, TN 37211

MAP AND PARCEL NUMBER: 13312029600

QUITCLAIM DEED
24NT01317

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Thomas Clifton and wife, Joyce D. Clifton

By these presents do remise, release and **QUITCLAIM** unto

Thomas Clifton, a single man

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 135, on the Plat of Addition to Greenwood Hills, Section 2, of record in Plat Book 5200, page 62, Register's Office for said County.

Being the same property conveyed to Thomas Clifton and wife, Joyce D. Clifton from Hickory Homes, Inc., by Warranty Deed dated 06/22/1982 and recorded 06/23/1982 in Book 5901, page 964, Register's Office of said County.

This is an improved property commonly known as: 452 Jessie Dr, Nashville, TN 37211-3545

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 05 day of Dec, 2024.

Joyce D. Clifton

Joyce D. Clifton

State of Kentucky }
County of Jefferson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Joyce D. Clifton,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 05 day of December, 2024

Lisa R Dunham

Notary Public

My Commission expires: 11 / 02 / 2028.

LISA R DUNHAM
Notary Public - State at Large
State of Kentucky
Notary ID # KYNP 17894
My Commission Expires Nov. 2, 2028

Thomas Clifton

Thomas Clifton

State of Mississippi }
County of Hinds }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Thomas Clifton,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of December 2024.

Notary Public

My Commission expires: 4 / 21 / 2026.

STATE OF MISS. NOTARY PUBLIC ID# 95810 DESMOND J. FUNCHESS Commission Expires April 21, 2026 HINDS COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 12-30-2024 (date of document).

Affiant Signature

1-2-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd of January, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26