Karen Johnson Davidson County
Batch # 1226677 DEEDQC
01/15/2025 03:10:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250115-0003324

This instrument prepared by:
Sheryl Guinn, Esq.
215 Second Ave. North, Suite 102
Nashville, TN 37201
615-248-2252
sherylguinnlawoffice@gmail.com

This Instrument is prepared based upon information provided by the parties. No title search was done in connection with the preparation of this document. The preparer makes no representation as to the status of title or the accuracy of the legal description of the property shown herein.

QUITCLAIMDEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP&PARCEL
Jimmy Tharpe, Trustee	Same	Map 59-08
3012 Claymille Blvd.		Parcel 203
Nashville, TN 37207		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which ever is greater for this transfer is $1.00
Subscribed and sworn to before me this the 25th day of November 2024

SHERYL D GUINN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Affiant- Jimmie Lawrence Tharpe, Trustee

My commission expires 7-2-2025

FOR AND IN CONSIDERATION of the sum of $1.00 Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Jimmie Lawrence Tharpe is also known as Jimmy Tharpe. Jimmy Tharpe the grantor herein, does hereby Quitclaim and convey unto the Trustee Jimmie Lawrence Tharpe of The Revocable Living Trust for Jimmie Lawrence Tharpe executed on August 15, 2024, the Grantee herein, their successors, heirs and assigns, all of his right, title interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Claymille Station, Phase Three of record in Plat Book 6900, page 648, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Venus Allen, by deed from Carlyle & Kennedy, LLC, of record as Instrument No. 20040107-0002835, dated December 19, 2003, said Register's Office.

Being the same property conveyed to Jimmy Tharpe by deed from Venus Allen, of record as Instrument No.20081103-0109331.

This property is subject to the following:

- Matters shown on the Plan of record in Plat Book 6900, page 648, said Register's Office.
- Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7546, page 658, said Register's Office.

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THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as 3012 Claymille Blvd., Nashville, TN 37207.

Witness, the said Grantor, Jimmy Tharpe, hereunder set its hand and seal this 25th day of November, 2024.

Jimmy Tharpe-Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Sheryl Guinn, a Notary Public of said county and state, the within named **Jimmy Tharpe** with whom I am personally acquainted, or proven to meon the basis of satisfactory evidence) and who acknowledged that he executed the Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal this 25th day of November, 2024.

Notary Public

My Commission Expires 7-7-2025

SHERYL D GUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY