This Instrument Prepared by:
ADAM J. BERK, ESQ.
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

From information furnished by the parties.

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION.

Karen Johnson
Batch # 1227892
01/17/2025 11 15 52 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250117-0003961

Joshua D. Clinton, Affiant

Sarah E. Clinton, Affiant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 30th day of October, 2024.

ADAM J. BERK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Adam J. Berk, Notary Public
My Commission Expires. 11/2/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 30th day of October, 2024.

ADAM J. BERK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Adam J. Berk, Notary Public
My Commission Expires: 11/2/2026

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(ii)]

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Joshua D. Clinton & Sarah E. Clinton, Trustees 213 Carden Avenue Nashville, TN 37205	SAME	104-13-31.00

FOR NO MONETARY CONSIDERATION, we, **Joshua D. Clinton** and **Sarah E. Clinton, husband and wife**, by these presents do hereby quitclaim and convey unto **Joshua D. Clinton** and **Sarah E. Clinton, Trustees of the Clinton Family Living Trust, dated October 30, 2024**, all our right, title, and interest in and to the following described tract of land:

Being Lot No. 15 on the Plan of Bransford Realty Company's Subdivision of certain lots in Blocks "E, "F" and "G" in Whitland Realty Company's Subdivision of record in Plat Book 547 Page 53, 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 Joshua D. Clinton and Sarah E. Clinton by Warranty Deed from Joseph S. Neimat and Deena Neimat of record via Instrument No. 20160701-0067810 said Register's Office for Davidson County, Tennessee, dated June 27, 2016 and recorded on July 1, 2016.

This improved property known as 213 Carden Avenue, Nashville, TN 37205.

Witness our hands this 30th day of October, 2024.

Joshua D. Clinton

Sarah E. Clinton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua D. Clinton** and **Sarah E. Clinton**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of October, 2024.

ADAM J. BERK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Adam J. Berk, Notary Public
My Commission Expires: November 2, 2026