Karen Johnson Davidson County
Batch# 1242630 DEEDQC
03/03/2025 03:20:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250303-0015794

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Jeffrey Mobley, atty.**<br>**Mobley & Gontarek, PLLC**<br>**2319 Crestmoor Road**<br>**Nashville, Tennessee 37215**<br>**(615) 627-4447** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $--NONE--.<br><br>Vanassee Clingan<br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of January, 2025.<br><br>Notary Public<br><br>My Commission Expires: |

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

| Address of New Owner: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Vanassee Dale Clingan, Trustee<br>3108 Fisher Drive<br>Nashville, Tennessee 37214 | SAME | 084 12 0 002.00 |

## QUITCLAIM DEED

**KNOW ALL PERSONS BY THESE PRESENTS,** that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Vanassee Dale Clingan**, hereinafter

called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Vanassee Dale Clingan, Trustee of the Vanassee Dale Clingan Living Trust, established by the Revocable Trust Agreement of Vanassee Dale Clingan dated January 30, 2025**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

**WITNESS** my hand this 30th day of January, 2025.

Vanassee Clingan

**Vanassee Dale Clingan**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vanassee Dale Clingan, the bargainor, 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 seal, at office, this 30th day of January, 2025.

JEFFREY MOBLEY
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires: _____

_____
Notary Public

## EXHIBIT A

## Legal Description

Land lying in the Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 27 on the Plan of Sunny Acres, Section 2, as of record in Book 2663, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 150 feet on the westerly side of Fisher Drive and extends back 353.5 feet on the northerly line and 313 feet on the southerly line to a dead line measuring 155.4 feet thereon.

Being the same property conveyed to Stephan R. Clingan and Vanassee D. Clingan, by Deed from Frances Peay, of record as Instrument No. 20030421-0052204, Register's Office for Davidson County, Tennessee.

Vanassee Dale Clingan and Vanassee D. Clingan are one and the same person.

Stephan R. Clingan died on June 22, 2003.

This is improved property known as 3108 Fisher Drive, Nashville, Tennessee 37214.

# CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 1/30/25.

3/3/25
**Date**

**Jeffrey Mobley**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 3rd day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

