Prepared By:
Carson Parks, 904 Oak Valley Lane, Nashville, TN 37220

After Recording Return To
904 Oak Valley Lane
Nashville, Tennessee 37220

Karen Johnson
Batch # 1248496
03/20/2025 11 21 13 AM
Fees $27 00 Taxes $0 00
Davidson County
DEEDQC
5 pgs
20250320-0020406

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On February 13, 2025 THE GRANTOR(S),

- Clarence Carson Parks, III, ("Grantor") a married person

for and in consideration of One Dollar ($1 00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S).

- Clarence Carson Parks, III, ("Grantee") and Aimee Michelle Valiquette, a married couple, residing at 904 Oak Valley Lane, Nashville, Davidson County, Tennessee 37220

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description

Land in Davidson County, Tennessee, being Lot No. 23, on the Plan of Oak Hill Valley, of record in Book 1835, Pages 15 and 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clarence Carson Parks, III and Aimee Michelle Valiquette, husband and wife by deed from John D Valiquette and wife, Brenda D Valiquette dated November 4, 2019, recorded November 4, 2019 of record as instrument number 20191104-0113775, Register's office for Davidson County, Tennessee

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer among family members where only nominal consideration is given
Transfer from Husband to Husband and Wife.

Tax Parcel Number: 146-01-0-016 00

Mail Tax Statements To

Clarence Carson Parks, III and Aimée Michelle Valiquette
904 Oak Valley Lane
Nashville, Tennessee 37220

[SIGNATURE PAGE FOLLOWS]

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
2nd Day of March, 2025.
_____, Deputy Register

Grantor Signatures:

DATED. FEBRUARY 13, 2025

Clarence Carson Parks, III
904 Oak Valley Lane
Nashville, Tennessee, 37220

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 13th day of February, 2025, before me personally appeared Clarence Carson Parks, III, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed

Rodrigo Rivas

Notary Public



Notary

Title (and Rank)

Rodrigo Rivas
Commission Expires
May 3, 2027

My commission expires

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00

Affiant

Affiant's Name: Clarence Carson Parks III

Certificate of Authenticity

I, Clarence Carson Parks III, 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 March 17, 2025.

Date

Affiant Signature

3/17/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of March, 2025

Notary's Signature

Rodrigo Rivas
Commission Expires
May 3, 2027

My Commission Expires: _____
Date

Notary's Seal (if on paper)

