This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd , Suite 100
Mount Juliet, TN 37122

From information furnished by the parties.

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Karen Johnson
Batch # 1260512
04/16/2025 11 57 22 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250416-0029059

**Affiant**

STATE OF TENNESSEE )
COUNTY OF WILSON )
Sworn to and subscribed before me
This 25th day of March, 2025

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY

**Bryson Eubanks, NOTARY PUBLIC**
My Commission Expires. 10/28/2028

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL

## QUITCLAIM DEED

| ADDRESS OR NEW OWNERS: | SEND TAX BILLS TO. | MAP AND PARCEL. |
|---|---|---|
| Ruth J Clariday, Trustee of the Clariday Family Revocable Trust, dated March 25, 2025, and any amendments thereto<br>201 Wilowen Drive<br>Nashville, TN 37210 | Ruth J. Clariday, Trustee of the Clariday Family Revocable Trust, dated March 25, 2025, and any amendments thereto<br>201 Wilowen Drive<br>Nashville, TN 37210 | 095 05 0 069 00 |

FOR NO MONETARY CONSIDERATION, I, **Ruth J. Clariday**, by these presents do hereby quitclaim and convey all my right, title, and interest unto **Ruth J. Clariday, Trustee of the Clariday Family Revocable Trust, dated March 25, 2025, and any amendments thereto,** in and to the following tract or parcel of land situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, being Lot No 76 on the Plan of Creekside Heights, of record in Book 2663, pages 114 and 115, Register's Office for said County.

Beginning at a point in the southeasterly margin of Wilowen Drive, at the corner of Lots Nos. 76 and 77, thence with the margin of said Drive, around a curve in an easterly direction 175 43 feet to a concrete monument, thence continuing along said southwesterly margin of Wilowen Drive 63.29 feet to a concrete monument at the beginning of a curve, thence around said curve, in a southeasterly direction 39.27 feet to a concrete monument in the westerly margin of Lisa Lane; thence with the margin of said Lane in a southerly direction 173 feet to a corner of Lots Nos. 75 and 76; thence with the line between said lots, in a westerly direction 178 40 feet to a corner of Lots 75, 76, and 77; thence with the line between Lots Nos 76 and 77, in a northwesterly direction 168.25 feet to the point of beginning.

Being the same property conveyed to Billy J Clariday and wife, Ruth J Clariday, by Deed from Everett Barber and wife, Ruby Rushing Barber, dated May 21, 1966, of record in Book 4019, Page 597, in the Register's Office for Davidson County, Tennessee. Billy J. Clariday died on June 11, 2004

This is improved property known as 201 Wilowen Drive, Nashville, TN 37210.

Witness by my hand this 25th day of March, 2025.

Ruth J. Clariday

**Ruth J. Clariday**

STATE OF TENNESSEE )
COUNTY OF WILSON )

On the 25th day of Marh, 2025, personally appeared before me, Ruth J Clariday, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument and who acknowledged that they executed the same by her own free act and deed.

Witness by my hand and official seal

**Bryson Eubanks, NOTARY PUBLIC**
My Commission Expires· 10/28/2028

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY