Karen Johnson Davidson County
Batch# 1283586 DEEDQC
06/09/2025 02:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250609-0045275

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 9th day of June, 2025.

NOTARY PUBLIC

My Commission Expires: _____

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

Address New Owners as Follows:
Ross Cluver
1246 Riverwood Dr.,
Nashville, TN 37216

Send Tax Bills To:
New Owner

Map-Parcel:
72-9 116.00

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Cora Cluver,** Grantor, hereby quitclaims and conveys all of her undivided right, title and interest in the hereinafter described properties to **Ross Cluver,** Grantee. Said properties being described as:

Land in Davidson County, Tennessee, being Lot 37, BURCHWOOD PLACE, as shown on plat of record in Plat Book 547, Page 183, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ross Cluver and wife, Cora Cluver, by Warranty Deed from Peggy M. Parrish, unmarried, of record in Instrument No. 20071002-0117049, dated September 27, 2007, Register's Office for Davidson County, Tennessee

This is improved property located at: 920 Burchwood Ave, Nashville, TN 37216

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 9th day of June, 2025.

Cora Cluver

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Cora Cluver, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 9th day of June, 2025.

Notary Public

My Commission Expires:_____

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 17, 2028
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Anna N. Dolan, 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

6/9/25.

Date

Affiant Signature

6/9/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of June, 2025.

Notary's Signature

My Commission Expires: 3-20-2028

Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON