Karen Johnson Davidson County
Batch# 1288189 DEEDQC
06/20/2025 02:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250620-0048568

PREPARED BY:

S. Elizabeth Greene, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, June 20, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
Adrienne Clagett Revocable Trust
711 Estes Road
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
116-4-129.00

QUITCLAIM DEED

Adrienne Clagett, unmarried ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Adrienne Clagett Revocable Trust**, dated June 20, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 20, 2025**.

Adrienne Clagett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Adrienne Clagett**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 20, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

LAND in Davidson County, Tennessee, BEING Lot No. 11 on the Plan of Clearview, A Subdivision of Lots 7, 8, 12, 13, 16 and 17 of Ensworth and Lots 35 to 41 inclusive of Kenner Manor Subdivision, of record in Plat Book 843, Page 8, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof .

Said Lot No. 11 fronts 87 feet on the westerly margin of Estes Road, formerly Wilson Avenue, and extends back 118 feet on the northerly line to a dead line in the rear, measuring 89.5 feet thereon.

Being the same property conveyed to Adrienne Clagett, unmarried, from Douglas C.H. Henry and wife, Ashley W. Henry, by deed of record in Instrument No. 20010705-0071824, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 711 Estes Road, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 June 20, 2025.

Affiant Signature

June 20, 2025
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 20, 2025.

Hannah Jones
Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028