(1)

Prepared by
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24342-DJ

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Karen Johnson Davidson County
Batch # 1290391 DEEDQC
06/26/2025 09 23 40 AM 5 pgs
Fees $27 00 Taxes $0 00
20250626-0050284

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is
$0 00

Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2025.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON CASEY BREWINGTON
My Commission Expires Nov 3, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Cascadden and Jayne Lingle	New Owner	064 12 0A 116 00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Terry Clifford, Tommy Clifford, and Todd Clifford** ("Grantor") do hereby quitclaim and convey unto **Robert K. Cascadden and Jayne L. Lingle** ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being a certain building identified as property map No. 116 as shown on plan of SECTION ONE FOX RUN CONDOMINIUM APARTMENTS of record in Book No. 5200, Page 89, in said Register's Office and being a part of Tract No 1 of the property conveyed to Harris A. Gilbert, Trustee, and Norman W Ginsberg, Trustee, by deed from Kyle R. Weems, being of record in Book 5171, Page 915, R O.D.C.

Being the same property conveyed to O. Fred Clifford, Sr. and wife, Gladys Mary Clifford, by Warranty Deed from Harris A Gilbert, Trustee, and Norman W. Ginsberg, Trustee, dated August 25, 1978, and recorded on November 16, 1978 in Book 5364, Page 742, in the Register's Office of Davidson County, Tennessee.

Gladys Mary Clifford died February 14, 2002, leaving O. Fred Clifford, Sr. as the surviving tenant by the entirety O Fred Clifford, Sr died July 17, 2002, testate, devising this property to E. (Esther) Marguerite Gill and O. Fred Clifford, Jr See Probate case 25P45, Davidson County Circuit Court, Probate Division. O. Fred Clifford, Jr died January 26, 2005, intestate, in Harrison County, Mississippi, without surviving spouse, children, or parents. His interest was then vested in E. (Esther) Marguerite Gill, Tammy Lynn Clifford (died June 8, 2023 in Gulfport, MS, without surviving spouse, children, or parents leaving her three surviving siblings as heirs-at-law), Terry Clifford, Tommy Clifford, Todd Clifford, Robert Cascadden and Jayne Lynn Lingle, all as heirs at law of the said O. Fred Clifford Jr See Affidavit of Heirship recorded in Instrument No 20250626-0050282 and Instrument No 20250626-0050283
Esther Marguerite Gill died March 30, 2024, testate, devising her interest to Robert Kenneth Cascadden and Jayne Lynn Lingle See Probate No. 25P45, Davidson County Circuit Court, Probate Division, at NashvilleTennessee

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.

This is improved property located at: **116 Saddle Tree Court, Hermitage, TN 37076.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

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SIGNATURES BEGIN ON FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18TH day of June, 2025.

GRANTOR

Terry Clifford

STATE OF ILLINOIS
COUNTY OF COOK

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared TERRY CLIFFORD the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18TH day of June, 2025

"OFFICIAL SEAL"
Lenora C. Dennis
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 880754
My Commission Expires 08/17/2026

Notary Public
My Commission expires 8.17.2026

GRANTOR:

Tommy Clifford

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared TOMMY CLIFFORD the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this _____ day of _____, 2025.

Notary Public
My Commission expires _____

GRANTOR:

Todd Clifford

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared TODD CLIFFORD the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this _____ day of _____, 2025

Notary Public
My Commission expires. _____

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of _____, 2025

GRANTOR:

_____
Terry Clifford

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared TERRY CLIFFORD the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of _____, 2025.

_____
Notary Public
My Commission expires: _____

GRANTOR:

_____
Tommy Clifford

STATE OF Mississippi
COUNTY OF Jackson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared TOMMY CLIFFORD the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 19th day of June, 2025

_____
Notary Public
My Commission expires 12-15-2026

GRANTOR:

CORRY M COOLEY
STATE OF MISSISSIPPI
NOTARY PUBLIC
COMMISSION #146411
EXPIRES DECEMBER 15 2026

_____
Todd Clifford

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared TODD CLIFFORD the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this _____ day of _____, 2025

_____
Notary Public
My Commission expires. _____

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of _____, 2025

GRANTOR

_____
Terry Clifford

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared TERRY CLIFFORD the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of _____, 2025

_____
Notary Public
My Commission expires. _____

GRANTOR:

_____
Tommy Clifford

STATE OF Louisiana
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared TOMMY CLIFFORD the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 19th day of _____, 2025.

_____
Notary Public
My Commission expires _____

GRANTOR:

_____
Todd Clifford

STATE OF Louisiana
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared TODD CLIFFORD the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 19th day of June, 2025

_____
Notary Public
My Commission expires

Michelle L. Damico
Notary Public No 65925
State of Louisiana
My commission is for life

NOTARY PUBLIC
ID NO 65925
JEFFERSON PARISH, LA