Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN, 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1297780 DEEDQC
07/15/2025 10:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250715-0055650

Jay Clifton

TO:

Jay Clifton, Esq., Trustee of the Jay Clifton, Esq., Revocable Living Trust dated July 10, 2025

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 14th day of July, 2025, by and between **Jay Clifton, an unmarried man** ("Grantor"), and **Jay Clifton, Esq., Trustee of the Jay Clifton, Esq., Revocable Living Trust dated July 10, 2025, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 3 on the plan of Hermitage Estates, Section 5, as of record in Plat Book 4175, Page 67, in the Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Jay Clifton, an unmarried man, by Warranty Deed from Mario Ruiz, a married man, joined by his wife, Ivette Molina, dated September 1, 2016, and recorded on September 7, 2016, as Instrument No. 20160907-0093954, in the Register's Office for Davidson County, Tennessee.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved property, known as: **4289 and 4291 Sweden Drive, Hermitage, TN 37076.**

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written

first herein.

Jay Clifton
Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jay Clifton**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 14th day of July, 2025.



Notary Public

My Commission Expires: 5/8/28

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person or Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Jay Clifton, Esq., Trustee 1305 3rd Ave. N. Apt. 440 Nashville, TN 37208	Same/Owner	4289 – 4291 Sweden Drive Hermitage, TN 37076 Parcel: 075-06-0-128.00

Certificate of Authenticity

I, Ariel Joaquin, 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 7.14.25.

Affiant Signature

7/15/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of July, 2025.

Notary's Signature
My Commission Expires: 1.28.26

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-28-2026