Karen Johnson Davidson County
Batch# 1301836 DEEDQC
07/24/2025 11:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250724-0058584

QUITCLAIM DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

T-QCD-109 STONEWAY CLOSE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey Clemens	**New Owner**	
(NAME) **109 Stoneway Close,**	(NAME)	**103050A00900CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY CLEMENS, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JEFFREY CLEMENS, AN UNMARRIED MAN AND JENNIFER NISSENSON, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 5720-A, Part of Lot No. 85 on the Plan of Hillwood Park, of record in Book 3300, Page 28, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description; said plan having been amended in Book 7900, Page 199, Horizontal Property Regime Private Element Plat of Stoneway Close as set forth in Master Deed of record Book 7746, page 265, as amended in Book 8218, Page 539 and Book 8306, Page 577, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jeffrey Clemens, unmarried man by Warranty deed from Steven David Nelson, unmarried, of record in Instrument No. 20140523-00444944 Register's Office for Davidson County, Tennessee, dated May 22, 2014 and recorded on May 23, 2014.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **109 Stoneway Close, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 18 day of July, 2025.

Jeffrey Clemens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY CLEMENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 of July, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, 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 July 18, 2025 (date of document).

Brian Mitchell

Affiant Signature

Date July 24, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 24th day of July, 2025.

S Chapel Drummond

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

