Karen Johnson Davidson County
Batch# 1304258 DEEDQC
07/31/2025 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250731-0060886

QUITCLAIM DEED

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 30 day of July, 2025.

Notary Public

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

My Commission Expires: 1.24.29

Address New Owner is:	Tax Bill To:	Map / Parcel
Michael J. Clem and Nancy L. Clem	New Owners	029 00 293.00
5850 Clarksville Pike, Joelton, TN 37080		

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Danny L. Young, Trustee for Jennifer Estell Young,** with power to sell or convey without joinder of any beneficiary (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Michael J. Clem and wife, Nancy L. Clem,** (hereinafter referred to as the "Grantees"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

Beginning at a telephone pole in the northwestern margin of the U.S. Highway 31-A, corner of Service Station Lot; thence with the northwesterly line of said Service Station Lot, N 48 deg. 50' E 201.7 feet to an iron pin; thence S 30 deg. 22' E 244.8 feet to an iron pin; thence S 17 def. 00' W 230 feet to a telephone pole in the northeasterly margin of said U.S. Highway 41-A; thence with said margin of said Highway Right-of-Way, N 38 deg. 16' W 197.67 feet to a telephone pole, and N 31 deg. 19' W 167 feet to the beginning.

Being the same property conveyed to Danny Young, Trustee, by Trustee's Deed from Mary Norris Jenkins, Trustee, of record in Book 6232, Page 488, Register's Office for Davidson County, Tennessee.

Mary Boyte Waldo
State of Tennessee Notary Public
Davidson County

Being the same property conveyed to Michael J. Clem and Nancy L. Clem by Quitclaim Deed from DLJC Properties, LLC, a Tennessee Limited Liability Company, in record of Instrument No. 20211101-0146165, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 5850 Clarksville Pike, Joelton, TN 37080.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 30 day of July, 2025.

Danny L. Young, Trustee for Jennifer Estell Young

Danny L Young as Trustee

By: Danny L. Young, as Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Danny L. Young, Trustee for Jennifer Estell Young,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Trustee** for **Jennifer Estell Young**, and as such **Trustee** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Jennifer Estell Young,** the within named bargainor, and that he as such **Trustee,** executed the foregoing instrument for the purpose therein contained, by signing the **Danny L. Young, Trustee of Jennifer Estell Young.**

WITNESS my hand and official seal at Nashville, Tennessee, this 30 **day of July, 2025.**

Wanda Sterry Boyte
Notary Public

My Commission Expires: 5-8-2028



Certificate of Authenticity

I, Robert J. Notestine III, 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 30, 2025.

AFFIANT SIGNATURE

July 31, 2025
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 31 day of July, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 1.24.29

Notary's Seal:

