QUITCLAIM DEED

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

MM-QCD-25-921

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 23 DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy & Partners PLLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Tanika Brent Porter and Steven Lamar Menifee Jr.	**New Owner**	
(NAME)	(NAME)	
921 Clayton Avenue,		**118 05 0 138 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **TANIKA BRENT PORTER,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TANIKA BRENT PORTER, UNMARRIED, AND STEVEN LAMAR MENIFEE JR., UNMARRIED, 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

A certain tract or parcel of land in Davidson County, Tennessee, being the West 80 feet on the East 116 feet of the North 160 feet of Lot No 38 on the Map of the Subdivision of the Vaulx Land, not of record, and more particularly described as follows

Beginning at a point in the South margin of Clayton Avenue, formerly Midway Avenue, being 240 feet West of Craig Avenue, thence southerly parallel to the West margin of Craig Avenue 160 feet to a point, thence westerly 80 feet to a point, thence northerly parallel to Craig Avenue 160 feet to the South margin of East Clayton Avenue, thence with the margin of the same easterly 80 feet to the point of beginning

Being the same property conveyed to Tanika Brent Porter, unmarried, by Quitclaim Deed from Jacqueline L Jones and Shelia A Brent dated September 2, 2022 and recorded on September 2, 2002 in Instrument Number 20220902-0099520, Register's Office for Davidson County, Tennessee

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 **921 Clayton Avenue, Nashville, Tennessee 37204**

Karen Johnson
Batch # 1304420
08/01/2025 10 54 53 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250801-0061094

Witness my/our hand(s) this the 23 day of July, 2025

Tanika Brent Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TANIKA BRENT PORTER, 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 executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the

Notary Public
My Commission Expires _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy & Partners PLLC
2012 21st Ave S
Nashville, TN 37212