AFTER RECORDING RETURN TO:
ClientFirst Title LLC
1000 Germantown Pike, Suite J1
Plymouth Meeting, PA 19462
File No. R25TN163588

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
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Karen Johnson Davidson County
Batch# 1314061 DEEDQC
08/25/2025 02:41:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250825-0067937

Tax ID No.: 049 16 0A 071.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 20th day of August, 2025, by and between **Rodney Graves, unmarried**, and **Clarence Eugene Graves Jr., unmarried, as joint tenants with right of survivorship,** residing at 1303 Rock Creek Trce, Nashville, TN 37189, hereinafter referred to as Grantor(s) and **Rodney Graves, an unmarried man,** residing at 1303 Rock Creek Trce, Nashville, TN 37189, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 1303 Rock Creek Trce, Nashville, TN 37189

Being the same property conveyed to the Grantor(s) in a Deed recorded on 06/01/2016 under Instrument No. 20160601-0055284 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Rodney Graves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Rodney Graves** the within named Grantor, 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 seal, at office in TENNESSEE, this 20TH day of AUGUST, 20 25.

Notary Public
DENISE DELOZIER
My Commission expires: JULY 25, 2029

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Clarence E. Graves

Clarence Eugene Graves Jr.

STATE OF Missouri
COUNTY OF Jackson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Clarence Eugene Graves Jr.,** the within named Grantor, 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 seal, at office in Missouri, this 20th day of August, 2025.

Notary Public

My Commission expires: 06/08/2028

ALONZO S ALLEN JR
Notary Public - Notary Seal
Clay County - State of Missouri
Commission Number 20682103
My Commission Expires Jun 8, 2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Rodney Graves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 20TH day of AUGUST, 2025. by Rodney Graves. dl

Notary Public DENISE DELOZIER
My Commission Expires: JULY 25, 2029

Name and address for person(s) responsible for taxes:

Rodney Graves
1303 Rock Creek Trce
Nashville, TN 37189

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Name and address of property owner:

Rodney Graves
1303 Rock Creek Trce
Nashville, TN 37189

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, being Lot No. 17 on the Plan of Willow Trace Subdivision, Phase Two, of record in Plat Book 7900, Page 46, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Parcel ID: 049 16 0A 071.00

Being the same property conveyed to Donald Wayne LaStrappe and wife, Deborah L. LaStrappe from W.H. Dorris and R.B. Huffine by Warranty Deed on April 24, 1998, of record in Book 10901, Page 957, Register's Office for Davidson County, Tennessee.

Property commonly known as: 1303 Rock Creek Trce, Nashville, TN 37189

Tennessee Certification of Electronic Document

I, Ivan Neill, 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 8-20-25 (date of document).

Ivan Neill
Affiant Signature

8-22-25
Date

STATE OF Pennsylvania
COUNTY OF Allegheny

Subscribed and sworn to before me this 22nd day of August, 2025.

Notary Public
My Commission Expires: 1-25-2027