QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL ID.
Thomas Michael Clinard & Cynthia Hamilton Clinard, Co-Trustees Clinard Tennessee Community Property Trust 1006 Gilmore Avenue Nashville, TN 37204	same as new owner	118 01 0 189.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
)
The actual consideration for this transfer is $-0-.)
)
)
THOMAS MICHAEL CLINARD,)
Affiant

Subscribed and sworn to before me,
this 16 day of September 2025.

Elizabeth L. Adams
NOTARY PUBLIC
My Commission Expires: March 9, 2027.

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch # 1324222 DEEDQC
09/19/2025 08:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250919-0074933

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, THOMAS MICHAEL CLINARD and CYNTHIA H. CLINARD, husband and wife, "Grantor," by these presents, does hereby quitclaim and convey unto THOMAS MICHAEL CLINARD AND CYNTHIA HAMILTON CLINARD, AS CO-TRUSTEES OF THE CLINARD TENNESSEE COMMUNITY PROPERTY TRUST, dated September 16, 2025, "Grantee," their successors and assigns all of their interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 47 and the Easterly ½ of Lot No. 48 on the Plan of Montrose Place, of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Thomas Michael Clinard and Cynthia H. Clinard, husband and wife, by deed from James W. Bewley and Tabetha A. Bewley, husband and wife, of record at Instrument Number: 20201217-0149622.

This is improved property known as 1006 Gilmore Avenue, Nashville, TN 37204.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16TH day of SEPT, 2025.

THOMAS MICHAEL CLINARD

CYNTHIA H. CLINARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS MICHAEL CLINARD and CYNTHIA H. CLINARD with whom I am personally acquainted, and who acknowledged that he and she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 16 day of September 2025.

Notary Public

My Commission Expires: March 9, 2027.

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY