THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

Karen Johnson Davidson County
Batch# 1326132 DEEDQC
09/23/2025 03:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250923-0076024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Vanassee Clingan
Affiant

Subscribed and sworn to before me, this 23rd day of September, 2025.

Notary Public

My Commission Expires:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 21, 2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Vanassee Dale Clingan, Trustee et al. 3108 Fisher Drive Nashville, Tennessee 37214	SAME	084 12 0 002.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Vanassee Dale Clingan, Trustee of the Vanassee Dale Clingan Living Trust, established by the Revocable Trust Agreement of Vanassee Dale Clingan dated January 30, 2025**, hereinafter called the Grantor, hereby remises,

releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Jessica Rai McIntosh and Brett Wayne McIntosh, husband and wife, and Vanassee Dale Clingan, Trustee of the Vanassee Dale Clingan Living Trust, established by the Revocable Trust Agreement of Vanassee Dale Clingan dated January 30, 2025**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, **as joint tenants with rights of survivorship**, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 23rd day of September, 2025.

Vanassee D. Clingan
Vanassee Dale Clingan, Trustee

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 Vanassee Dale Clingan, Trustee the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 23rd day of September, 2025.

My Commission Expires: _____

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 27 on the Plan of Sunny Acres, Section 2, as of record in Book 2663, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 150 feet on the westerly side of Fisher Drive and extends back 353.5 feet on the northerly line and 313 feet on the southerly line to a dead line measuring 155.4 feet thereon.

Being the same property conveyed to Vanassee Dale Clingan, Trustee of the Vanassee Dale Clingan Living Trust dated January 30, 2025, by Deed from Vanassee Dale Clingan, of record as Instrument No. 20250303-0015794, Register's Office for Davidson County, Tennessee.

This is improved property known as 3108 Fisher Drive, Nashville, Tennessee 37214.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 September 23, 2025.

09/23/2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of September, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

