QUITCLAIM DEED

Karen Johnson
Batch # 1339252
10/29/2025 09 32 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251029-0085987

BG-WBT-25-909B

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 17 DAY OF ___, 20___

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Roy Clemmons and Brian Vincent Watkins	**New Owners**	
(NAME) **909B 32nd Avenue N,**	(NAME)	**092-05-0-370 00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **ROY CLEMMONS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ROY CLEMMONS AND BRIAN VINCENT WATKINS** 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

Land located in Davidson County, Tennessee and being Lot No 12 of Block 29 on the Map of Fisk University Place, as of record in Book 421, Pages 4-5, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description

Being a portion of the same property conveyed to Roy Clemmons, a single man by Warranty Deed from George Ganarway of record in Instrument No 20160229-0019189 Register's Office for Davidson County, Tennessee, dated February 19, 2016 and recorded on February 29, 2016

Being a portion of the same property conveyed to Roy Clemmons, a single man by Quitclaim Deed from Roy Clemmons, a single man of record in Instrument No 20241004-0077257 Register's Office for Davidson County, Tennessee, dated October 02, 2024 and recorded on October 04, 2024

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 **909B 32nd Avenue N, Nashville, Tennessee 37209**

Witness my/our hand(s) this the 17 day of October, 20 25

Roy Clemmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROY CLEMMONS, 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/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 17th of October, 2025.

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

Notary Public
My Commission Expires
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212