Karen Johnson
Batch # 1361059
12/23/2025 09:43:16 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20251223-0101831

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

DARNELL CLAY, JR., AFFIANT

Subscribed and sworn to before me, this 21st day of November 2025.

NOTARY PUBLIC

My Commission Expires: 9-3-2029

SHELLEY ANNE MASON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
09/03/2029
COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MICHELLE H. CLAY and DARNELL W. CLAY, JR., TRUSTEES 2032 Crencor Dr. Goodlettsville, TN 37072	New Owner	Map and Parcel No.: 09203010400

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Darnell Clay, Jr. and Michelle Clay, as husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey all of our right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below, unto Michelle H. Clay, Trustee of the Darnell W. Clay, Jr. Irrevocable Investment Services Trust, created November 21, 2025, its successors and assigns, and do hereby quitclaim, transfer and convey all of our right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below, unto Darnell W. Clay, Jr., Trustee of the Michell H. Clay Irrevocable Investment Services Trust, created November 21, 2025, its successors and assigns.

This is improved property known as 2314 Alameda Street, Nashville, Tennessee 37208, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled Eliza Laws Subdivision, of record in Book 843, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Said Lot No. 8 fronts 40 feet on the northerly side of Alameda Street and runs back between lines 165 feet on the westerly lines and 164 feet on the easterly line to a dead line on which it measures 40 feet.

Being the same property conveyed to Darnell Clay, Jr. and Michelle Clay, as husband and wife, from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., by Cash Deed for Tennessee, recorded in the Register's Office of said county and state at Instrument No. 20121217-0116224.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 21st day of November 2025.

Darnell Clay, Jr., Grantor

Michelle Clay, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Darnell Clay, Jr.**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of November 2025.

Shelley Mason
Notary Public

My Commission Expires: 9-3-2029



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Michelle Clay**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of November 2025.

Shelley Mason
Notary Public

My Commission Expires: 9-3-2029

