Karen Johnson
Batch # 1361059
12/23/2025 09:43:16 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20251223-0101832

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, AFFIANT Subscribed and sworn to before me, this 21st day of November 2025. NOTARY PUBLIC My Commission Expires: 9-3-2029

SHELLEY ANNE MASON
NOTARY PUBLIC
TENNESSEE
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.: 071 02 0 058.00

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 and wife, Michelle Clay, (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 1213 Avondale Circle, Nashville, Tennessee 37207, and more particularly described as follows:

Land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, described partly by a survey made by Z.J. Wilkerson, Surveyor, May 12, 1949, as follows:

BEGINNING on a southerly margin of Stratford Avenue at a point 550 feet west of the westerly margin of Hampton Avenue, said point also being 100 feet west of the northwest corner of the property conveyed to James Rutledge and wife, by deed from Warren Glenn Pittman and wife, of record in Book 2154, Page 177, Register's Office for said County; thence southwardly and parallel with the westerly line of said Rutledge property, 150 feet; thence westwardly and parallel with the southerly margin of Stratford Avenue 50 feet; thence northwardly 150 feet to the southerly margin of Stratford Avenue; thence with said Avenue North 77 degrees East 50 feet to the beginning.

Being the same property conveyed to Darnell Clay and wife, Michelle Clay, from Donald Z. Cripps and wife, Patricia G. Cripps, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20150511-0043116.

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, Grantor

Michelle Clay, Grantor

STATE OF TENNESSEE)

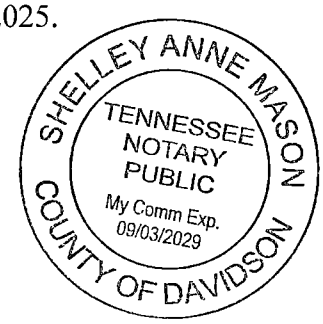
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Darnell Clay**, 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

