Karen Johnson
Batch # 1361059
12/23/2025 09:43:16 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20251223-0101836

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: 9-15-2026

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.: 086 11 0B 015.00

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, Jr. and 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 421 Raintree Place, Hermitage, Tennessee 37076, and more particularly described as follows:

Building Number 8, Unit Number 3, together with garage designated Number 8-3-G, of the Revised Plan of Phase 2 and 2A, Hermitage Woods Condominium Apartments, as shown on Plan of record in Plat Book 4860, Pages 62 through 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of such Unit.

Being the same property conveyed to Darnell Clay, Jr. and Michelle Clay from Fannie Mae A/K/A Federal National Mortgage Association, by Special Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20130129-0009414.

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.

Notary Public

My Commission Expires: 9-3-2029

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

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

