QUITCLAIM DEED

Karen Johnson
Batch # 1397300
03/25/2026 09:26:37 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260325-0023583

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ day of October, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/26/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title LLC dba Warranty Title Insurance Co.
120 Anderson Lane, Hendersonville, TN 37075

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Clifton and Jan Clifton, Co-Trustees of the Clifton Joint Revocable Trust, Dated January 6, 2023	SAME	
(NAME)	(NAME)	156-2-33
635 Harpeth Knoll Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gregory Scott Clifton and Jan Z. Clifton, hereinafter called the GRANTOR,** have bargained and sold, and by these presents do transfer and convey unto **Greg Clifton and Jan Clifton, Co-Trustees of the Clifton Joint Revocable Trust, Dated January 6, 2023, hereinafter called the GRANTEES**, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit.

Located in Davidson County, Tennessee, being Lot No. 387 on the Plan of Harpeth Valley Park, Section 3, of record in Book 4175, page 15, Register's Office for said County.

Being the same property conveyed to **Gregory Scott Clifton and Jan Z. Clifton, Husband and Wife** by Warranty Deed from Duane B. Wyatt and wife, Ann E. Wyatt, dated June 28, 1991 and filed of record in Book 8386, Page 526, said Register's Office of Davidson County, Tennessee.

16

Unimproved
This is improved X property, known as 635 Harpeth Knoll Road, Nashville TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 31st day of October, 2025.

Gregory Scott Clifton

Jan Z. Clifton

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Gregory Scott Clifton and Jan Z. Clifton, Husband and Wife**, the within named 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, at office, this 31st day of October, 2025.

My Commission Expires: 4/26/26

Notary Public

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY