Karen Johnson
Batch # 1435080
06/17/2026 10:16:36 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260617-0054892

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 8 day of June 2026. NOTARY PUBLIC My Commission Expires: 01/22/30 ~~06/06/26~~

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. JANUARY 22, 2030

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MICHELLE H. CLAY, TRUSTEE 2032 Crencor Dr. Goodlettsville, TN 37072	New Owner	Map and Parcel No.: 092 02 0 261 00 092 02 0 262 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, I, **Darnell Clay, Jr.**, ("Grantor") do hereby quitclaim, transfer and convey unto **Michelle H. Clay, Trustee of the Darnell W. Clay, Jr. Irrevocable Investment Services Trust, created November 21, 2025**, its successors and assigns, all of my right, title and one-third (1/3) undivided interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property located at 2618 & 2616 Eden Street, Nashville, Tennessee 37208, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 214 and 215 of BLOCK NO 11, as shown on the MAP ENTITLED SUBDIVISION OF HEFFERNAN PLACE, of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Darnell Clay, Jr., married, and Sharon Burney, married, and Angelyn Clay, unmarried, as tenants in common, from Joe Spicer and Juanita Spicer, husband and wife, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20251112-0089891.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK NO 11 MAP ENTITLED SUBDIVISION OF HEFFERNAN PLACE, as recorded in Plat Book 161, Page(s) 138.

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 6 day of June 2026.

Darnell Clay, Jr., 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 6 day of June 2026.

Notary Public

My Commission Expires: 01/22/30

