Davidson County DEEDQC
Recvd: 05/02/16 10:56 4 pgs
Fees:22.00 Taxes:0.00
20160502-0042635

This instrument was prepared by:
DAN PERRY
Rabalais Law
504 Autumn Springs Court, Suite C17
Franklin, Tennessee 37067
(615) 472-2482
www.RL-DanPerry.com

PREPARED WITHOUT TITLE OPINION

Property Address and Owner:
John Rodger McLean & Patricia Joyce McLean, Trustees
5616 Regatta Blvd.
Hermitage, Tennessee 37076

Mail Tax Statement to:
John Rodger McLean & Patricia Joyce McLean
5616 Regatta Blvd.
Hermitage, Tennessee 37076

I, or we, hereby swear or affirm that the actual consideration for the transfer of this property is $0.00.

JR McLean
Affiant Patricia Joyce McLean

Sworn to and subscribed before me this 2nd day of May 2016.

Jessica L Bailey
NOTARY PUBLIC

My Commission Expires: September 10 2018

JESSICA L. BAILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 10, 2018

Map 98 and Parcel No.(s): 70CO

QUITCLAIM DEED

This instrument made and entered into on this the 2nd day of May 2016, by and between John Rodger McLean and Patricia Joyce McLean, hereinafter referred to as SETTLOR, and John Rodger McLean and Patricia Joyce McLean, appearing as Trustees of The John Rodger McLean and Patricia Joyce McLean Living Trust, hereinafter referred to as GRANTEE.

WITNESSETH

That for and in consideration of the sum of ONE AND NO/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, Settlor conveys and quitclaims unto Grantee, all right, title and interest in and to the following described real estate, lying and being in the 8 Civil District of Davidson County, Tennessee, more particularly bounded and described, to wit:

> BEING Lot No. 172, on the plan of Lakeshore, Phase 2B, of record in Plat Book 7900, Page 599, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. BEING the same property conveyed to Frank Batson Homes, Inc. by deed from B & P Developments, Inc., of record in Book 9279, Page 224, Register's Office for said County. This conveyance is subject to Restrictive Covenants of record in Book 7572, Page 669, and in Plat Book 7900, Page

I, Daniel Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Evans, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires
July 26, 2016

MY COMMISSION EXPIRES: _____.

Notary's Seal (If on paper)

JOHN C EVANS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

599, Register's Office for Said County. Being the same property conveyed to John R. McLean, and wife, Patricia J. McLean, from Frank Batson Homes, Inc. via Warranty Deed dated March 1st, 1994 and recorded with the Davidson County Register of Deed's Office for Davidson County, Tennessee in Book 9279 Page 226-227 on the 15th day of March, 1994.

TITLE REFERENCE: See Deed Book 9279, Page 226-227 in the Register's Office of Davidson County, Tennessee.

Description taken from prior deed.

Subject property is being sold and purchased in "as is condition" with no representation or warranty whatsoever by Settlor as to its condition or fitness for use other than as expressly set forth herein. This deed was prepared without the benefit of a survey and the descriptions herein are the same as in the previous deed of record. The preparer makes no certification as to boundaries of property or number of acres contained herein.

If the above described property is agricultural, forest or open spaced land, and if such property will be converted to use other than that stipulated in TCA 67-5-1001, then pursuant to TCA 26-5-1008 or failure to file Greenbelt Application, the buyers shall be liable for all roll back taxes due.

The parties hereto acknowledge that Dan Perry, Attorney at Law, is not the closing agent for this transaction, pursuant to the provisions of Section 6045(e) of the Internal Revenue. Code, as amended by the Tax Reform Act of 1986.

IN TESTIMONY WHEREOF, Settlor has hereunto set its signature, this the day and date first above written.

JR McLean

JOHN RODGER MCLEAN

Patricia Joyce McLean

PATRICIA JOYCE MCLEAN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of May 2016, before me personally appeared John Rodger McLean and Patricia Joyce McLean, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

WITNESSED my hand and official seal at office on this the 2nd day of May 2016.

Jessica L Bailey
NOTARY PUBLIC

My Commission Expires: September 10 2018

