Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Kevin William McGuigan **Vance Irvine McGuigan** **3003 New Natchez Trace** **Nashville, TN 37215**	**Map/Parcel** **11702006800**	**Kevin William McGuigan** **Vance Irvine McGuigan** **3003 New Natchez Trace** **Nashville, TN 37215**
This instrument prepared by: Emerge Law PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **KEVIN WILLAIM MCGUIGAN** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **KEVIN WILLIAM MCGUIGAN AND VANCE IRVINE MCGUIGAN, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **3003 New Natchez Trace, Nashville, Tennessee 37215**.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 2nd day of February, 2017.

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 6, 2020

Notary Public
My Commission Expires: 1/6/20

BILL GARRETT, Davidson County
Trans:T20170010780 DEEDQC
Recvd: 02/06/17 11:47 3 pgs
Fees:17.00 Taxes:0.00

20170206-0012277

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property including, but not limited to, those set forth in Exhibit A.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 2nd day of February, 2017.

KEVIN WILLIAM MCGUIGAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KEVIN WILLIAM MCGUIGAN**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 2nd day of February, 2017.

WARNER JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/20

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 of Block 5 on the Plan of The Stokes Tracts, of record in Book 974, Page 24, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Being the same property conveyed to Kevin McGuigan by Warranty Deed from Alexandra Sargent, recorded October 20, 2008, of record at Instrument No. 20081020-0105128, Register's Office for Davidson County, Tennessee.