This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:

Stuart P. McNiell III, Trustee
Stuart P. McNiell III Revocable Trust
Anna M. McNiell, Trustee
Anna M. McNiell Revocable Trust
636 Harpeth Knoll Road
Nashville, TN 37221

Send Tax Bill To:

Stuart P. McNiell III, Trustee
636 Harpeth Knoll Road
Nashville, TN 37221

Parcel ID Number:

156 02 0 022.00

Karen Johnson Davidson County
Batch# 346261 DEEDQC
01/22/2020 11:26:46 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200122-0007908

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Stuart P. McNiell III** (one and same as Stuart P. McNeil, III) and wife, **Anna M. McNiell** (one and the same as Anna D. McNiell) as Grantors, by these presents do hereby quitclaim and convey unto **Stuart P. McNiell III, as Trustee of The Stuart P. McNiell III Revocable Trust, Dtd. January 17, 2020**, and **Anna M. McNiell, as Trustee of The Anna M. McNiell Revocable Trust, Dtd. January 17, 2020**, as Grantees, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 390 on the Plan of Section III, Harpeth Valley Park, as of record in Book 4175, page 15, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stuart P. McNiell, III and wife, Anna D. McNiell from PHH Homequity Corporation, by Deed dated the 17th day of August, 1190 and recorded on August 27, 1990 of record in Book 8182, Pages 841-843, Register's Office for Davidson County, Tennessee.

This conveyance is improved real property known as 636 Harpeth Knoll Road, Nashville, Tennessee 37221.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF we have hereunto set our hands and seals on this 17th day of January, 2020.

Stuart P McNiell III

Stuart P. McNiell III

Anna M. McNiell

Anna M. McNiell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan N. Joynt, a Notary Public in and for said County, **Stuart P. McNiell III** and **Anna M. McNiell**, husband and wife, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January, 2020.

Susan N. Joynt

Notary Public

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1-3-23

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Stuart P. McNiell III

Subscribed and sworn to before me, this 17th day of January, 2020.

Notary Public

My Commission Expires: 1-3-23

SUSAN N. JOYNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.