Karen Johnson Davidson County
Batch# 458437 DEEDQC
08/17/2020 01:17:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200817-0092108

2531-20

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISER'SOFFICE ENDORSEMENT)

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE **ME, THIS THE 5th day** Of JUNE, 2020.

Notary Public

Commission Expires _____

(Affix Seal)

TTHIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Jerry A. McKinney and Kathy J. McKinney, Trustees 7216 Magnolia Hills Drive Nashville, TN 37221	Ameris Bank PO Box 0054 Palatine, IL 60055-0054	155 12 0A 022.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, for the express purpose of dissolving joint ownership and vesting title solely in Grantee, we, **JERRY A. McKINNEY and KATHY J. McKINNEY, husband and wife** (hereinafter called the "Grantor"), by these presents does hereby grant, quitclaim and convey unto **JERRY A. McKINNEY and KATHY J. McKINNEY, as TRUSTEES OF THE McKINNEY REVOCABLE LIVING TRUST DATED JANUARY 21, 2016** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that 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. 22 on the Plan of Magnolia Hills of record in Book 7900, Page 782, amended in Book 7900, Page 809, Register's Office for said County.

SAID Lot No. 22 fronts 80.00 fee on the broken northeasterly margin of Magnolia Drive and extends back 150.00 feet on the broken easterly line and 100.00 feet on the westerly line to a dead line in the rear, measuring 77.95 feet thereon.

Being the same property conveyed to Grantor herein by deed of record in Instrument No. 20160205-0011184 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7216 Magnolia Hills Drive, Nashville, TN 37221.

This conveyance is expressly subject to the liens of the Deeds of Trust of record at Instrument No. 20200617-0063215 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of June, 2020.

GRANTOR
JERRY A. McKINNEY, GRANTOR

Kathy J. McKinney, Grantor
KATHY J. McKINNEY, GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named **JERRY A. McKINNEY** and **KATHY J. McKINNEY**, the within named bargainors, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence executed the within instrument, further upon oath **acknowledging that they did** so freely and voluntarily, for the purposes therein contained.

Witness **my hand and official seal this** 5th day of June, 2020.

Commission Expires: _____

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires: September 7, 2020