Karen Johnson Davidson County
Batch# 500478 DEEDQC
10/22/2020 02:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201022-0123138

THIS INSTRUMENT PREPARED BY: **Hunter R. Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Philip Michael McGuire, Trustee, Affiant Subscribed and sworn to before me, this 21st day of October, 2020. Notary Public My Commission Expires:

BROOKE RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Philip Michael McGuire and/or Terrell Williams McGuire, Trustees 3 Carriage Hill Nashville, TN 37205	SAME	116-14-004 BM 06985

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Philip Michael McGuire and wife, Terrell Williams McGuire**, hereinafter called the Grantors, for the purpose of transferring the

Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Philip Michael McGuire and/or Terrell Williams McGuire, Trustees of the Philip & Terrell McGuire Living Trust, established by the Revocable Trust Agreement of Philip Michael McGuire and Terrell Williams McGuire dated October 21, 2020**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 21st day of October, 2020.

Philip Michael McGuire

Terrell Williams McGuire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip Michael McGuire and Terrell Williams McGuire, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of October, 2020.

My Commission Expires: _____

BROOKE RECTOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2023

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Map showing subdivision of Lot Nos. 4, 5 and 25, Bransford's Subdivision of Part of a 40 acre tract and Lot Nos. 27 and 28, Deer Park Subdivision, of record in Book 421, page 134, Register's Office for Davidson County, Tennessee, and the westerly part of Lot No. 6 on the Map of Bransford's Subdivision of part of a 40 acre tract and said Lot Nos. 27 and 28, Deer Park, of record in Book 421, page 67, Register's Office for said County, described together according to a survey made January 16, 1926 by John Wilkes, Civil Engineer, as follows:

Beginning on the southerly margin of a private drive or Bellevue Drive, North, at the corner of Lot Nos. 1 and 2 on said Plan in Book 421, page 134, said Register's Office, being the northeast corner of the Bernal Lot; thence with the line between said Lot Nos. 1 and 2, South 8.5 deg. West 221 feet to the north line of Lot No. 3 with said plan; thence with said line South 61.5 deg. East 100 feet to the southeast comer of Lot No. 6 in Bransford's Subdivision, which is of record in Book 421, page 67, said Register's Office and running thence with a line between Lot Nos. 6 and 7 on said plan, South 61.5 deg. East 35.2 feet; thence northwardly 224.6 feet to the southerly margin of Bellevue Drive, North 37 feet easterly from the comer of Lot Nos. 2 and 6 above referred to; thence with the southerly margin of said Drive westwardly 135 feet to the beginning.

Being the same property conveyed to Philip M. McGuire and wife, Terrell W. McGuire by deed from Andrew J. Heath and wife, Eva Lackner, of record as Instrument No. 20010702-0069579, Register's Office for Davidson County, Tennessee.

Philip Michael McGuire and Philip M. McGuire are one and the same person. Terrell Williams McGuire and Terrell W. McGuire are one and the same person.

This conveyance is made subject to:

1. Sanitary sewer easement of record in Book 5787, page 37, Register's Office for Davidson County, Tennessee.

2. Matters shown on the Plan of record in Book 421, page 67, and Book 421, page 134, Register's Office for said County.

This is improved property known as 3 Carriage Hill, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Hunter R. Mobley, 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.

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Hunter R. Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

