Karen Johnson Davidson County
Batch# 522279 DEEDQC
12/01/2020 08:15:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201201-0139180

This Instrument Prepared By:

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

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
Michael B. McDonald, Ttee Michael B. McDonald Revocable TR and Edith McDonald 641 Old Hickory Blvd., Unit 315 Brentwood, TN 37027	Michael B. McDonald, Ttee Michael B. McDonald Revocable TR 641 Old Hickory Blvd., Unit 315 Brentwood, TN 37027	Map 104-9 Parcel 21

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 value consideration, the receipt and sufficiency of which is hereby acknowledged, **Michael B. McDonald, Trustee of the Michael B. McDonald Revocable Trust U/A Dtd. 05/16/19**, as Grantor, by these presents does hereby grant, bargain, sell and convey unto, **Edith McDonald**, as Grantee, an undivided one-hundreth ($1/100^{th}$) interest as tenant in common in that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to- wit:

> Land in Davidson County, Tennessee, being Lot No. 2 of the Revised Plan of S.C. McDonald's Resubdivision, of record in Plat Book 5060, page 195, Register's Office for Davidson County, Tennessee.
>
> Being that same property conveyed to Michael B. McDonald, Trustee of the Michael B. McDonald Revocable Trust U/A Dtd. 05/16/19 by Deed, Instrument number 20201016-0120937 of record in the Register's Office for Davidson County, Tennessee, from Michael B. McDonald.

TO HAVE AND TO HOLD and Grantor does covenant with Grantee that Grantor is well seized of the property, that Grantor has good right and title to convey the property.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises which may be of record or otherwise.

This is improved property known as 3718 Central Avenue, Nashville, Tennessee 37205.

WITNESS my hand this 30th day of November, 2020.

Michael B. McDonald, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Stephenie C. Myers, a Notary Public in and for said State and County, **Michael B. McDonald**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2020.

Notary Public

My Commission Expires: Oct. 2, 2023

STEPHENIE C. MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Michael B. McDonald, Trustee

Subscribed and sworn to before me, this 30th day of November, 2020.

Notary Public

My Commission Expires: Oct. 2, 2023

STEPHENIE C. MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN