NEW OWNER:
SEAN MCKINNIS, ET AL
8223 ALAMO ROAD
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 21-0015

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Karen Johnson Davidson County
Batch# 592447 DEEDQC
03/16/2021 09:09:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210316-0034416

Map & Parcel No.: 09102031900 (PART OF)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, **SEAN MCKINNIS, ANTHONY MCKAY and KIRTLEY WHITTINGTON, as tenants in common, a one-third undivided interest each**, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **SEAN MCKINNIS, ANTHONY MCKAY and KIRTLEY WHITTINGTON, as tenants in common, a one-third undivided interest each**, their successors and assigns, forever, all of our right, title, and interest in and to the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee and being bound and described as follows, to-wit:

Being known and designated as all of Lot No. 1412 of Block 44, Plan No. 2, West Nashville, as shown on the plat of the same of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot fronts 25 feet on the south side of California Avenue and extends back southwardly between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Sean McKinnis, Anthony McKay, and Kirtley Whittington, as tenants in common, a one-third undivided interest each by Warranty Deed from Richard W. Clem, Jr., dated January 8, 2021, and of record in Instrument No. 20210112-0005271, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all encumbrances, restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the property.

WITNESS OUR SIGNATURES hereto this 12th day of March, 2021.

SEAN MCKINNIS

ANTHONY MCKAY

KIRTLEY WHITTINGTON

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SEAN MCKINNIS, ANTHONY MCKAY and KIRTLEY WHITTINGTON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of March, 2021.

NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMM. EXP. 6-18-2022

My commission expires: _____

****

I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

Leah Rash
AFFIANT

Sworn to and subscribed to before me this the 12th day of March, 2021.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022