THIS INSTRUMENT PREPARED BY: **Chad I. Pearman, Esq.** **10 Burton Hills Blvd., Ste 130** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 13th day of April, 2021. Notary Public My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2024

QUITCLAIM DEED

Address of New Owner: Bradley S. McKinney 408 Glen Lakes Ct. Franklin, TN 37069	Send Tax Bills To: Same	Map – Parcel # Map 34-2, Parcel 22

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **The Dorothy McKinney Trust, Bradley McKinney, Trustee**, hereinafter referred to as the "Grantor" does hereby quitclaim, transfer and convey unto **Bradley S. McKinney** (hereinafter referred to as the "Grantee", their successors and assigns all of their rights, title and interest in the portion of real property located in the County of Rutherford, State of Tennessee, and more particularly described as follows:

See Exhibit A

No title search was performed in connection with the preparation of this Deed. All information was provided by the parties hereto.

This is property known as 747 Myatt Drive, Nashville, TN.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of April, 2021.

The Dorothy McKinney Trust

By: Bradley McKinney, Trustee

Karen Johnson Davidson County
Batch# 615693 **DEEDQC**
04/15/2021 10:13:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210415-0050248

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradley S. McKinney, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Dorothy McKinney Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 13th day of April, 2021.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-17-2024

EXHIBIT A - LEGAL DESCRIPTION

Tract 1

MAP 34-2, PARCEL 22

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being part of Lot 4 of the Plan of W. J. Cude's Subdivision, Edgefield Junction, as of record in Plat Book 421, Page 105, at the Register's Office for Davidson County, Tennessee, and being the property of James R. McKinney, et al, of record in Deed Book 6208, Page 134, and being bounded on the north by Lot 2 of the Revised Master Plat of the Rivergate Place, as of record in Plat Book 6900, Page 368, and being the property of Robert H. Williams, et ux, as of record in Deed Book 7108, Page 881, on the east by part of an unnamed lot of the Plan of W. J. Cude's Subdivision, Edgefield Junction, and being the property of James R. McKinney, et al, as of record in Deed Book 5100, Page 362, on the south by the north right-of-way line of Myatt Drive, and on the west by part of Lot 4 of the Plan of W. J. Cude's Subdivision, Edgefield Junction, and being the property of Kenneth L. Dudney and Barbara L. Dudney, as of record in Deed Book 7754, Page 592, and being more particularly described as follows:

Beginning at an iron rod in the north right-of-way line of Myatt Drive, at a corner common with Kenneth L. Dudney and Barbara L. Dudney;

Thence with Kenneth L. Dudney and Barbara L. Dudney north 42 deg 53 Min 23 Sec East, 238.34 Feet to an iron rod at a common corner with said Lot 2;

Thence with said Lot 2 for the following two calls;

Thence north 43 deg 00 min 26 sec east, 30.00 feet to an iron rod;

Thence south 47 deg 22 min 01 sec east, 201.20 feet to an iron rod at a common corner with said unnamed lot;

Thence with said unnamed lot south 48 deg 56 min 04 sec west, 308.64 feet to an iron rod in the north right-of-way line of Myatt Drive;

Thence with the north right-of-way line of Myatt Drive for the following three calls;

Thence north 37 deg 50 min 17 sec west, 143.28 feet to a pk nail;

Thence north 51 deg 43 min 44 sec east, 10.00 feet to a pk nail;

Thence north 37 deg 50 min 17 sec west, 29.27 feet to the point of beginning.

Containing 54.082 square feet (1.242 acres more or less)

The said James R. McKinney is now deceased and Dorothy McKinney owns 1/3 of James R. McKinney's 1/3 undivided interest according to a Settlement agreement filed in the Probate Court for Davidson County, Tennessee, case number 93P-463, filed April 24, 1998.

The said Dorothy McKinney is now deceased and The Dorothy McKinney Trust owns 1/3/ of James R. McKinney's 1/3 undivided interest per Deed from Dorothy McKinney to Bradley McKinney, Trustee of The Dorothy McKinney Trust by Quit Claim Deed of record in Instrument No. 20090707-0063292, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.