Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Matthew McKenna and Monica Bhutiani 3501 Wrenwood Avenue Nashville, TN 37205	**Map & Parcel 104-01-0 411.00**	**Same**
This instrument prepared by: Carter Shelton Jones 2021 Richard Jones Road, Suite 240, Nashville, TN		

Karen Johnson Davidson County
Batch# 631878 DEEDQC
05/10/2021 08:22:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210510-0062042

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Gerald L. McKenna, as to his interest, and Matthew T. McKenna, as to his interest, as tenants in common with right of survivorship** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **Matthew McKenna and Monica Bhutiani, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being Unit B, WRENWOOD TOWNHOMES, A HORIZONTAL PROPERTY REGIME, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121228-0120305, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to MATTHEW T. MCKENNA, UNMARRIED, AND GERALD L. MCKENNA, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

J. Ralph
Affiant

Subscribed and sworn to before me this 30th day of April, 2021.

MARINER JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 3/6/24

SURVIVORSHIP, by Quitclaim Deed of record in Instrument No. 20130619-0062823, Register's Office of Davidson County, Tennessee.

Further Being the same property conveyed to Matthew T. McKenna by Warranty Deed from CAR Investments, General Partnership of Record in Instrument # 20130619-0062821 and/or Book_____, Page _____, Registers Office for Davidson County Tennessee.

This is improved property known as **3501 Wrenwood Avenue, Nashville, Davidson County, Tennessee 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, Gerald L. McKenna has executed this Quitclaim Deed this 30th day of April, 2021.

Gerald L. McKenna

Gerald L. McKenna

STATE OF Maryland)
COUNTY OF Howard)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gerald L. McKenna,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Elkridge, Maryland, on this the 30th day of April, 2021.

Robert M. Warner

Notary Public

My Commission Expires:

_____

ROBERT M. WARNER NOTARY PUBLIC MY COMMISSION EXPIRES NOV. 12, 2022 HARFORD COUNTY, MD

IN WITNESS WHEREOF, Matthew T. McKenna has executed this Quitclaim Deed this 30th day of April, 2021.

Matthew T. McKenna

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew T. McKenna,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 30th day of April, 2021.

Notary Public

My Commission Expires:
3/6/24

WARNER JONES
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON