Karen Johnson Davidson County
Batch# 735776 DEEDQC
10/13/2021 03:11:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211013-0137856

This Instrument Prepared By:

J. Allen Reynolds III
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, Tennessee 37219-2405

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
McRedmond, LLC et al. 2607 Crump Drive Nashville, TN 37214	McRedmond, LLC et al. 2607 Crump Drive Nashville, TN 37214	062 13 0 131.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

This conveyance is exempt from transfer tax pursuant to Section 67-4-409(a)(3)(F), Tennessee Code Annotated.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert T. Sircy, Jr.**, by these presents does hereby quitclaim and convey unto **Robert T. Sircy, Jr. and Joyce D. Sircy, as Trustees of The 2021 Sircy Community Property Trust created under instrument of revocable trust dated October 13, 2021**, their successors and assigns, with the power to sell, encumber and otherwise convey without the joinder of any beneficiary thereunder, all of his right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 4 on the unrecorded plat of George I. Waddey's subdivision of the westerly 300 feet of the I.W. Richardson tract described according to a survey made January 30, 1970, by Barge, Waggoner and Sumner, as follows:

Beginning at a point in the west right-of-way of a 50 foot unnamed street at the common corner of Lots No. 3 and 4 as shown on the above subdivision plan, said point being S. 5 deg. 24' E. 224.88 feet, S. 27 deg. 39" E. 161.7 feet from the intersection of the south right-of-way of McGavock Pike and the west right-of-way of the 50 foot unnamed street; thence S. 27 deg. 39' E. 100.0 feet along the west right-of-way of the 50 foot unnamed street to a point, the common corner of Lots 4 and 5 as shown on the previously described subdivision plat; thence S. 74 deg. 10' W. 300 feet more or less along the south line of Lot No. 4 and the north line of Lot No. 5 to the low water line of the Cumberland River; thence with the meandering low water line of the Cumberland River in a northwest direction 100 feet more or less to a point; thence N. 74 deg. 10' E. 300 feet more or less

along the common line dividing Lots No. 3 and 4 as shown on the previously described subdivision plat, to the point of beginning, containing 29,621 square feet more or less or 0.63 acres more or less.

Being the same property conveyed to John A. Hobbs, Orba Maxey, the Executors of the Estate of Louis A. McRedmond, deceased, and Robert T. Sircy, Jr., by deed from John A. Hobbs, Trustee, of record as Instrument No. 20001102-0109035 Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2121 Riverview Drive, Nashville, Tennessee 37214.

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

WITNESS my hand this 15th day of October, 2021.

Robert T. Sircy, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds, Notary Public, **Robert T. Sircy, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 13 day of October, 2021.

Notary Public

My Commission Expires: 3-8-22

J. ALLEN REYNOLDS III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

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