Karen Johnson Davidson County
Batch# 800963 DEEDQC
02/07/2022 10:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220207-0013749

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

Affiant

Subscribed and sworn to me on this 26th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No. 35339

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
McGu Investments, LLC 1033 Greenwich Park Nashville, TN 37215	NEW OWNER	096-12-0-026.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ELIZABETH MCGUIRE**, a married woman, hereinafter called **"GRANTOR,"** does hereby quitclaim and convey all of his rights, title and interest unto **MCGU INVESTMENTS, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and more fully described as follows (the "Property"):

SEE EXHIBIT A ATTACHED

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has caused its name to be affixed hereto on this 26th day of January, 2022.

ELIZABETH MCGUIRE

JOHN MCGUIRE, JR. *

*John McGuire, Jr. hereby joins in this conveyance for the purposes of conveying any marital interest he may have in the Property

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, a Notary Public of said County and State, personally appeared Elizabeth McGuire and John McGuire, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 26th day of January, 2022.

WILL BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. MAY 05, 2025

Notary Public, State of Tennessee

My Commission Expires: 5-5-2025

EXHIBIT A
Legal Description of Property

Land in Davidson County, Tennessee, being Lot(s) 27, as shown on the map entitled Hickory Bend Subdivision, Section 1, of record in Plat Book 3300, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ELIZABETH MCGUIRE, by deed from CATHY FLACK, SUCCESSOR TRUSTEE OF JACQUELINE GRDINICH REVOCABLE LIVING TRUST, of record in Instrument No. 20210915-0123854, dated September 10, 2021, said Register's Office.

More commonly referred to as 3237 Cloverwood Drive, Nashville, TN 37214

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

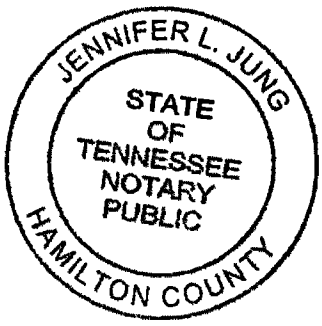
I, Jeremy H. Cherry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 26, 2022 (date of document).

Jeremy H. Cherry
January 26, 2022
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of January, 2022.



Notary Public, State of Tennessee

My Commission Expires: 7/9/2022