Karen Johnson Davidson County
Batch# 801065 DEEDQC
02/07/2022 12:03:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220207-0013860

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

After recording return to:
Amrock, LLC.
662 Woodward Avenue Detroit Michigan 48226

NEW OWNER(S) and
send tax bill to:
Jerry A. McKinney and Kathy J. McKinney
7216 Magnolia Hills Dr., Nashville, TN 37221
71728609-79375 39
Real Estate Tax ID Number: **155120A02200CO**

This document was prepared under the supervision of Michael P. Bell, 702 King Farm Blvd, Suite 155 Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.

QUITCLAIM DEED

Under T.C.A. Section 66-5-103(B)(2)

This No Consideration Deed transfers to a revocable living trust created by the same transferor or by a spouse of the transferor, or transfers by the trustee of a revocable living trust back to the same transferor or to the transferor's spouse; or is a deed executed by the trustee of a revocable living trust to implement a testamentary devise by the trustor of the trust and as such, are exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(3)(F) or (G).

THIS QUITCLAIM DEED, made this 3 day of December, 20 21, by and between **Jerry A. McKinney and Kathy J. McKinney, as Trustees of the McKinney Revocable Living Trust Dated January 21, 2016,** whose post office address is **7216 Magnolia Hills Dr., Nashville, TN 37221,** as party or parties of the first part, (hereinafter referred to as "Grantor"), and **Jerry A. McKinney and Kathy J. McKinney, husband and wife, Joint Tenants with the Right of Survivorship,** whose post office address is, **7216 Magnolia Hills Dr., Nashville, TN 37221,** as party or parties of the second part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

DR1 71728609QC202010207

WITNESSETH

That for and in consideration of the sum of **TEN DOLLARS ($10.00)** cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration., the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee,** to-wit:

SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.

PROPERTY ADDRESS: 7216 Magnolia Hills Dr., Nashville, TN 37221

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

(SIGNATURES ON THE FOLLOWING PAGE(S))

DR1 71728609QC202010307

202202070013860

The McKinney Revocable Living Trust, Dated January 21, 2016

By: _____ (SEAL)
Jerry A. McKinney
Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jerry A. McKinney, Trustee,** the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Trustee** of 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. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

Name: Karlita Zirker

Commission Expiration Date: 1-3-2023

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DR1 7172860QC20210407

202202070013860

The McKinney Revocable Living Trust, Dated January 21, 2016

By: Kathy J McKinney (SEAL)
Kathy J. McKinney
Trustee

STATE OF Tennessee

COUNTY Davidson, to wit:

Personally appeared before me, a Notary Public of said county and State, **Kathy J. McKinney, Trustee**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he or she executed the within instrument for the purposes therein contained and who further acknowledged that he or she is the **Trustee** of 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. and who acknowledged that he or she executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

Name: Karlita Zirker

Commission Expiration Date: 1-3-2023

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DR1 71728609QC202010507

202202070013860

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF Davidson **to wit:**

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

_____ **(SEAL)**
Jerry A. McKinney

Subscribed and sworn to before me on this the 3 **day of** December, **20** 21.

_____
Notary Public

NAME: Karlita Zirker

My Commission Expires: 1-3-2023

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

DR1 7172860QC202010607

202202070013860

EXHIBIT A

Legal Description:

Tax Id Number(s): 155120A02200CO

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE PLAN OF MAGNOLIA HILLS OF RECORD IN BOOK 7900, PAGE 782, AMENDED IN BOOK 7900, PAGE 809, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 22 FRONTS 80.00 FEE ON THE BROKEN NORTHEASTERLY MARGIN OF MAGNOLIA DRIVE AND EXTENDS BACK 150.00 FEET ON THE BROKEN EASTERLY LINE AND 100.00 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 77.95 FEET THEREON.

Parcel Identification Number: 155120A02200CO
Commonly Known As: **7216 Magnolia Hills Dr., Nashville, TN 37221**

Being the same property conveyed to Jerry A. McKinney and Kathy J. McKinney, as Trustees of the McKinney Revocable Living Trust Dated January 21, 2016, by deed dated June 5, 2020 of record in Deed Instrument/Case No. 202008170092108, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Kelsey Lanzotti, do hereby make oath that I am a licensed attorney and/or the custodian 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 12/3/2021 (date of document).

Affiant Signature

Dec 6, 2021
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 06 day of December, 2021

Takisha D Harrison
Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026