# QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY PARTIES. NO TITLE WORK REQUESTED. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Kevin McG

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF FEBRUARY, 2022.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 05, 2025

R&R to:

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Atty
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35548

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Duncan Hunter McGinn<br>5705 Knob Road<br>Nashville, TN 37209 | New Owner | 103-5-004.00 |

**FOR A CONSIDERATION,** the receipt and sufficiency of which is hereby acknowledged, Kevin McGinn, a married man, **("Grantor")**, by these presents, quitclaims, grants and conveys unto Duncan Hunter McGinn, an unmarried man, **("Grantee")**, his heirs and/or assigns, all his right, title and interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Hillwood Park, of record in Book 3300, pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 69 fronts 204.95 feet on the southerly margin of Knob Road, thence back between lines measuring 213.3 feet on the easterly line and 227.4 feet on the westerly line, to a line in the rear which measures 161.85 feet.

Being the same property conveyed to Kevin McGinn by Warranty Deed from Laura France Neilson Clark, a single person, and Jane Bell, a single person, of record on June 9, 2021 as Instrument No. 20210609-0077912 in the Register's Office for Davidson County, Tennessee.

Subject property is not, and never has been, the principal residence of Grantor or his spouse.

FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 5705 Knob Road, Nashville, TN 37209

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURES COMMENCE ON PAGE 2]

Karen Johnson Davidson County
Batch# 813123 DEEDQC
03/01/2022 02:51:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220301-0023302

**IN WITNESS WHEREOF,** the Grantor has hereunto set his hand and seal this 24th day of February, 2022.

Kevin McGinn

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On this 24th day of Feb., 2022, before me personally appeared Kevin McGinn to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025