Karen Johnson Davidson County
Batch# 830940 DEEDQC
03/30/2022 09:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220330-0036724

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Michael Lee McNally Michael Lee McNally, Sr., Trustee, Affiant Subscribed and sworn to before me this 7th day of February, 2022. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Michael Lee McNally, Sr. and/or Jean Ann Miller McNally, Trustees 135 Abbottsford Nashville, TN 37215	SAME	Map 117-13-B Parcel 6

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Lee McNally, Sr. and wife, Jean Ann Miller McNally**, hereinafter called the Grantors, for the purpose of transferring the

Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Michael Lee McNally, Sr. and/or Jean Ann Miller McNally, Trustees of the Michael & Jean McNally Living Trust, established by the Revocable Trust Agreement of Michael Lee McNally, Sr. and Jean Ann Miller McNally dated February 17, 2022**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 17th day of February, 2022.

Michael Lee McNally

Michael Lee McNally, Sr.

Jean Ann Miller McNally

Jean Ann Miller McNally

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Lee McNally, Sr. and Jean Ann Miller McNally, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of February, 2022.

JEFFREY M. OTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Being a certain building site identified as Lot No. 135, on the Plat of Abbottsford, of record in Plat Book 6250, pages 419 through 421, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Lee McNally and wife, Jean Ann McNally, by deed from Stephen L. Neuman and wife, Gail O. Neuman, of record in Instrument No. 20001108-0111152, Register's Office for Davidson County, Tennessee.

Michael Lee McNally, Sr. and Michael Lee McNally are one and the same person. Jean Ann Miller McNally and Jean Ann McNally are one and the same person.

This is improved property known as 135 Abbottsford, Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 February 17, 2022.

03-23-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 23rd day of March, 2022.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

