Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040. (931) 218-7800, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

RICHARD MCCARRON, ET UX

TO: QUITCLAIM DEED

RICHARD M. MCCARRON and NANCY K. ZELLER, Trustees of the
MCCARRON AND ZELLER FAMILY REVOCABLE TRUST dated March 10, 2022

THIS QUITCLAIM DEED OF REALTY, executed as of the 23 day of March, 2022, by Grantors, RICHARD MCCARRON and NANCY ZELLER, husband and wife, to Grantees, RICHARD M. MCCARRON and NANCY K. ZELLER, Trustees of the MCCARRON AND ZELLER FAMILY REVOCABLE TRUST dated March 10, 2022, and any amendments thereto,

WITNESSETH:

That Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title and interest, in and to certain realty situated in Davidson County, Tennessee, being bounded described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 816, as shown on the map entitled Section Four First Addition Harpeth Woods, of record in Plat Book 5200, Page 635, 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 Richard McCarron and Nancy Zeller, husband and wife, by Warranty Deed from Sarah Elizabeth Nicks, unmarried, dated July 28, 2020 and recorded July 29, 2020 of record in Instrument Number 20200729-0083449, in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Karen Johnson Davidson County
Batch# 833216 DEEDQC
04/01/2022 12:22:56 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220401-0038132

RICHARD MCCARRON Grantor

STATE OF MARYLAND :
:
COUNTY OF Worcester :

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, RICHARD MCCARRON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 23 day of March, 2022.

My Commission Expires:

4/13/2025.

LINDA J. DEARING NOTARY PUBLIC WORCESTER CO., MARYLAND

Notary Public

NANCY ZELLER Grantor

STATE OF MARYLAND :
:
COUNTY OF Worcester :

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, NANCY ZELLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 23 day of March, 2022.

My Commission Expires:

4/13/2025.

LINDA J. DEARING NOTARY PUBLIC WORCESTER CO., MARYLAND

Notary Public

Property Owners Name
And Mailing Address:

Richard M. McCarron and
Nancy K. Zeller, Trustees of the
McCarron and Zeller Family Revocable Trust
dated March 10, 2022
12325 Snug Harbor Road
Berlin, MD 21811

Person or Entity Responsible for
Payment of Property Taxes:

SAME/OWNER

Property Address:

992 Beech Bend Drive
Nashville, TN 37221

Map and Parcel No.:

156 01 0 007.00

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(F).