ADDRESS NEW OWNERS AN SEND TAX BILLS:

MARILYN MCCLAIN
706 Marswen Drive
Nashville, Tennessee 37216

Karen Johnson Davidson County
Batch# 845955 DEEDQC
04/26/2022 03:16:48 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220426-0048132

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP/PARCEL NUMBER
61.02 37
(No Title Search was done)

QUITCLAIM DEED

This instrument is made and entered into this the 19 day of April, 2022, by **MARILYN MCCLAIN, unmarried,** GRANTOR and **MARILYN MCCLAIN, TRUSTEE OF THE MARILYN MCCLAIN REVOCABLE LIVING TRUST DATED FEBRUARY 23, 2022,** GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE, his heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 277 on the Plan of Gramar Acres, Section VII, as of record in Book 2331, Page 88, Register's Office for Davidson County, Tennessee and described as follow:
Said Lot No. 277 fronts 94.18 feet on the southerly side of Marswen Drive and extends back between lines 200 feet on the easterly line and 199 feet on the westerly line to a rear line which measures 86 feet thereon.
Being the same property conveyed to James W. McClain and wife, Marilyn McClain by Warranty Deed from Herman L. Rodgers and wife, Mary M. Rogers, dated April 8, 1988 and recorded April 12, 1988, in Book 7513, Page 932, Register's Office for Davidson County, Tennessee.
James W. McClain having since died October 19, 2021 vesting his interest to his wife, Marilyn McClain as surviving tenant by the entirety.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 706 Marswen Drive, Nashville, Tennessee 37216.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on the date first above written.

Marilyn McClain

MARILYN MCCLAIN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county and state, MARILYN MCCLAIN, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 19 day of April, 2022.

Tammy R. Baskerville

NOTARY PUBLIC

My Commission Expires: 11-19-25

TAMMY R. BASKERVILLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Elizabeth C McDaniel

AFFIANT

Subscribed and sworn to before me, this the 19 day of April, 2022.

Tammy R. Baskerville

NOTARY PUBLIC

My Commission Expires: 11-19-25

TAMMY R. BASKERVILLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989