STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Deanna McCarthy
Affiant

Subscribed and sworn to before me, this 3rd day of May, 2022.

Jana Orr
Notary Public

My Commission Expires: 7/3/2023

Karen Johnson Davidson County
Batch# 849882 DEEDQC
05/03/2022 09:48:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220503-0051072

JANA ORR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
54 Wyn Oak
Nashville, TN 37205

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**PARCEL ID:**
Deanna McCarthy 118 Cumberland Trace Nashville, TN 37214	SAME	147-08-0-115.00

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS that, **Art Darol Anthony, Jr., heir at law of Jonathan D. Anthony**, deceased, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Jonathan D. Anthony, opened in Davidson County, Tennessee, and filed under Docket Number 21P403, Seventh Circuit, Probate Division, has bargained and sold, and by these presents does convey, remise, release and forever quitclaim unto **Deanna McCarthy,** her heirs and assigns, all the interest in and to a certain tract or parcel of land situated and being in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 41, on the Plan of Section Two, Cathey Heights of record in Plat Book 2854, Page 126 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan D. Anthony by Warranty Deed from German Bordagaray, of record under Instrument No: 20151013-0104204, Register's Office for Davidson County, Tennessee. Jonathan D. Anthony died on January 29, 2021 intestate leaving title vested in Deanna McCarthy and Art Darol Anthony, Jr., as his heirs at law.

This conveyance is subject to a Deed of Trust in favor of Churchill Mortgage, of record under Instrument No: 20151013-0104205, Register's Office for Davidson County, Tennessee..

This is improved property known as 4892 Torbay Drive, Nashville, Tennessee.

This conveyance is subject to any and all existing restrictions, easements, encumbrances and covenants of record, including, but not limited to, matters of record in Plat Book 2854, Page 126, and restrictions of record in Book 3134, Page 505, Register's Office for Davidson County, Tennessee

WITNESS my hand this 30th day of April, 2022.

Art Darol Anthony, Jr.

Art Darol Anthony, Jr.

STATE OF OKLAHOMA)

COUNTY OF CLEVELAND)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Art Darol Anthony, Jr.** the within-named bargainor, 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 official seal this 30 day of April, 2022

NOTARY PUBLIC

My commission expires: 4/13/25

RYAN SMITH NOTARY PUBLIC # 21005030 EXP. 04/13/25 STATE OF OKLAHOMA