Karen Johnson Davidson County
Batch# 876066 DEEDQC
06/23/2022 09:11:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220623-0071531

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Deborah J. McClarney
2226 Oak Barrel Ave.
Antioch, TN 37013

Send Tax Bills To
Same

Map-Parcel
149 02 0 119.00

Quitclaim Deed from Spouse to Spouse

Grantor: Andrew F. McClarney
Grantee: Deborah J. McClarney

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of Oakwood Subdivision, Section One, Phase III, as of record in Book 7900, Page 268, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew F. McClarney and wife, Deborah J. McClarney by deed from Centex Real Estate Corporation, of record in Record Book 8968, Page 34, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2226 Oak Barrel Lane, Antioch, TN 37013 formerly known as 2226 Una Antioch Pike, Antioch, TN 37013.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Andrew F. McClarney, Grantor

State of Tennessee
County of DAVIDSON

On September 1, 2021, before me personally appeared Andrew F. McClarney, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that he executed it as his free act and deed.

Notary Public
My commission expires: May 25, 2022

STATE OF TENNESSEE NOTARY PUBLIC

* *

State of Tennessee
County of Davidson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Deborah J. McClarney, Grantee

Sworn to and subscribed before me on September 1, 2021.

Notary Public
My commission expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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 September 1, 2021.

Signature

September 1, 2021
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on September 1, 2021.

Notary's Signature
My Commission Expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER