Karen Johnson Davidson County
Batch# 896355 DEEDQC
07/29/2022 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220729-0086799

THIS DOCUMENT PREPARED BY:
Bryan Howard
2319 Crestmoor Road
Nashville, TN 37215
(615) 627-4444

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me this 29th day of July, 2022.

Notary Public

My Commission Expires: 3/13/2025

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Mary Ann McCready, Trustee 3700 Richland Ave. Nashville, TN 37205	SAME	104 09 0 060.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Mary Ann McCready (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring her entire interest in the subject parcel of real property, hereby releases, remises and quitclaims unto Roger W. Dunaway, III, Trustee of the Mary Ann McCready Family Trust dated January 19, 2021, all right, title and interest of the Grantor in and to certain tract or parcel of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

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

WITNESS my hand on July 29, 2022.

Mary Ann McCready

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ann McCready, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 29th day of July, 2022.

CONNOR D. MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 3/3/2026

Notary Public
My Commission Expires: 3/3/26

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 153 in Block No. 8 on the Plan of property of the Richland Realty Company, Division "A", a plan of said property dividing the same into Blocks is of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, but does not show the Blocks subdivided into small lots. According to a printed copy of an unregistered plan subdividing said Blocks into small lots, said Lot No. 153 fronts 50 feet on the northerly side of Richland Avenue and runs back between parallel lines with the westerly margin of Craighead Street 192-1/2 feet to an alley.

Being the same property conveyed to Mary Ann McCready, by deed from Roy WM. Wunsch, of record as Instrument No. 20140908-0082211, Register's Office for Davidson County, Tennessee.

This is improved property known as 3700 Richland Ave., Nashville, TN 37205.

Tennessee Certification of Electronic Document

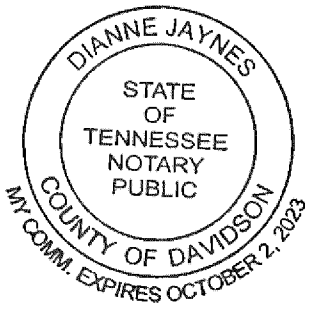
I, Bryan Howard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 29, 2022 (date of document).

Bryan Howard
Affiant Signature

July 29, 2022
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of July, 2022.



Dianne Jaynes
Notary's Signature

My Commission Expires: 10/2/2023

NOTARY'S SEAL