Karen Johnson Davidson County
Batch# 909681 DEEDQC
08/30/2022 11:26:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20220830-0097733

THIS DOCUMENT PREPARED BY **Paul A. Gontarek** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444 CINDY GASKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $600,000.00. Affiant Subscribed and sworn to before me, this 18th day of August, 2022. Notary Public My Commission Expires: _____

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Pinnacle Bank, Trustee of the Andrew McMackin Exempt Trust dated 06/22/18 150 3rd Avenue South Nashville, TN 37201	Pinnacle Bank Trust Dept. P.O. Box 291947 Nashville, TN 37229-1947	Map 105 Group 14-0-C Parcel 003.00CO

QUITCLAIM DEED

For and in consideration of the sum of Six Hundred Thousand Dollars ($600,000), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Andrew McMackin, as Trustee of the ANDREW MCMACKIN REVOCABLE TRUST u/a dated April 7, 2021**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Pinnacle Bank, as Trustee of the ANDREW MCMACKIN**

EXEMPT TRUST u/a dated June 22, 2018, and to its successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor.

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

WITNESS my hand this 18th day of August, 2022.

ANDREW McMACKIN, Trustee of the Andrew McMackin Revocable Trust dated April 7, 2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW McMACKIN, Trustee of the Andrew McMackin Revocable Trust u/a dated April 7, 2021**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, swore and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 18th day of August, 2022.

CINDY GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

Cindy Gaskins
Notary Public

My Commission Expires: _____

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee being more particularly described as follows:

BEING Unit No. 2204 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, and of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed from Andrew McMackin to Andrew McMackin, Trustee of the Andrew McMackin Revocable Trust dated April 7, 2021 by Warranty Deed dated April 7, 2021 and recorded as Instrument No. 20210409-0047599 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2204 Knowles Avenue, Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Paul A. Gontarek, 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 Aug 18, 2022.

Aug 18, 2022
Date

Paul A. Gontarek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of August, 2022.

Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

