Karen Johnson Davidson County
Batch# 940383 DEEDQC
11/14/2022 08:45:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221114-0120858

This instrument prepared by:
Pierchoski Estate Law, LLC
103 North First Street
Pulaski, TN 38478

GRANTOR(S): Barry J. McGrath, Trustee of the Barry McGrath Trust U/A/D September 9, 2003

TO.....QUITCLAIM DEED

GRANTEE(S): Walter W. McGrath, Trustee of the Barry J. McGrath Income Only Trust Dated November 8, 2022, or their successors in interest.

FOR VALUABLE CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Barry J. McGrath, Trustee of the Barry McGrath Trust U/A/D September 9, 2003, hereinafter referred to as "Grantor", have this day by these presents do hereby quitclaim, transfer and convey all of my interest unto Walter W. McGrath, Trustee of the Barry J. McGrath Income Only Trust Dated November 8, 2022, or their successors in interest, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

BEING LOT NO. 149, BROOKVIEW FOREST SUBDIVISION, PHASE 3, REVISION 1, AS SHOWN ON PLAT OF RECORD IN PLAT #200510250128969, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TN, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

Being the same property acquired by Barry J. McGrath, Trustee of the Barry McGrath Trust U/A/D September 9, 2003 by deed appearing of record by Instrument Number 20090513-0044029, Register's Office, Davidson County, Tennessee.

Map and Parcel: 180 04 0B 091.00

Property Address: 3585 Fairmeadows Dr.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

SUBJECT to all easements, rights-of-way, and protective covenants of record, if any.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE

SEARCH AND/OR INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OF WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

POSSESSION passes with delivery of the deed, and the TAXES for the year 2022 will be paid by and thereafter assumed by the Grantee.

Executed at Pulaski, Tennessee, this day, November 8, 2022.

Barry J. McGrath, Trustee of the Barry McGrath Trust U/A/D September 9, 2003

STATE OF TENNESSEE
COUNTY OF GILES

PERSONALLY APPEARED BEFORE ME, Alexandria Sybil Bowles, a Notary Public in and for the said State and County, Barry J. McGrath, Trustee of the Barry McGrath Trust U/A/D September 9, 2003, with whom I am personally acquainted, and who acknowledged and executed the within instrument for the purpose therein contained.

Witnessed my hand and seal on this day, November 8, 2022.

ALEXANDRIA SYBIL BOWLES ★ STATE OF TENNESSEE NOTARY PUBLIC ★ GILES COUNTY

Notary Public
My commission expires: August 20, 2024

STATE OF TENNESSEE
COUNTY OF GILES

I hereby swear or affirm that the actual consideration for this transfer, by Quitclaim Deed, is ten dollars ($10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged. This transaction is subject to the transfer tax based only on the actual consideration given for this conveyance pursuant to T.C.A. § 67-4-409(a)(4).

Barry J. McGrath, Trustor of The Barry J. McGrath Income Only Trust Dated November 8, 2022

Sworn to and subscribed before me on this day, November 8, 2022.

ALEXANDRIA SYBIL BOWLES ★ STATE OF TENNESSEE NOTARY PUBLIC ★ GILES COUNTY

Notary Public
My commission expires: August 20, 2024

The Owner and person responsible for payment of real property taxes is:
Barry J. McGrath
3585 Fairmeadows Dr.
Nashville, TN 37211