Karen Johnson Davidson County
Batch# 953709 DEEDQC
12/21/2022 11:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221221-0131761

THIS INSTRUMENT PREPARED BY:

Hunter R. Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Mary Ann McGinn, Affiant

Subscribed and sworn to before me, this 14th day of December, 2022.

Notary Public

My Commission Expires: _____

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Mary Ann McGinn, Trustee 219 Kensington Park Nashville, TN 37215	SAME	117130B10700CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mary Ann McGinn, Trustee of the George P. McGinn, Sr. Family Trust, and Mary Ann McGinn, Trustee of the George P. McGinn, Sr. Tennessee Marital Trust**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust

established by Mary Ann McGinn, hereby remise, release and quitclaim all of the Grantors' rights, title and interests in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Mary Ann McGinn, Trustee of the Mary Ann McGinn Revocable Trust dated July 5, 2013, and amended and restated on May 31, 2017**, as further amended and restated from time to time, and to her 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.

This deed vests 100% of the real property described in Exhibit A, which had previously been vested 76.53% and 23.47% in the respective two Grantors, solely in the Grantee.

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

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

WITNESS my hand this 13th day of December, 2022.

Mary Ann McGinn, Trustee of the George P. McGinn, Sr. Family Trust

Mary Ann McGinn, Trustee of the George P. McGinn, Sr. Tennessee Marital Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ann McGinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 13th day of December, 2022.

My Commission Expires:

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public

EXHIBIT A

Legal Description

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

Being a certain building site identified as Lot No. 219 on the Plan of Abbottsford of record in Plat Book 6250, pages 419-421, as amended in Book 6800, page 164, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Ann McGinn, Trustee of the George P. McGinn, Sr. Family Trust, and to Mary Ann McGinn, Trustee of the George P. McGinn, Sr. Tennessee Marital Trust, from Mary Ann McGinn, Executor of the Estate of George P. McGinn, Sr., by Executor's Quitclaim Deed, of record as Instrument Number 20101025-0085439, Register's Office for Davidson County, Tennessee.

This is improved property known as 219 Kensington Park, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Hunter R. Mobley, 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 December 14, 2022.

December 14, 2022
Date

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of December, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024