This instrument prepared by:
Julia M. Alley
Hooper, Zinn & McNamee, PLLC
P O Box 546
Brentwood, TN 37024-0546

Karen Johnson Davidson County
Batch# 958468 DEEDQC
01/06/2023 08:12:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230106-0001153

Record and return to:
Same as preparer

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Ian Carl MacDonald 310 Fieldcrest Drive Nashville, TN 37211	Same as New Owner	90/337

TRUSTEE'S QUITCLAIM DEED

Whereas, the Concettina Marie MacDonald 2013 Trust was established under an agreement dated February 13, 2013; and, whereas, Concettina Marie MacDonald and Ian Carl MacDonald were appointed to serve as co-trustees of the Concettina Marie MacDonald 2013 Trust; and

Whereas, Concettina Marie MacDonald, co-trustee and beneficiary of the Concettina Marie MacDonald 2013 Trust, died on November 5, 2022; and, whereas, the terms and conditions of the Concettina Marie MacDonald 2013 Trust have been fulfilled; and, whereas, the terms of the Concettina Marie MacDonald 2013 Trust provide the assets of the Trust must be distributed to **Ian Carl MacDonald,** as the residuary beneficiary of the Concettina Marie MacDonald 2013 Trust; therefore:

For good and valuable consideration, **Ian Carl MacDonald, as sole Trustee of the Concettina Marie MacDonald 2013 Trust,** hereinafter Grantor, does hereby sell, quitclaim, transfer and convey with fiduciary covenants unto **Ian Carl MacDonald,** hereinafter Grantee, his heirs and assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 441, Crieve Hall Estates, Section 6, as of record in Book 2331, page 1, Register's Office for said County.
>
> Said Lot No. 441 fronts 90 feet on the northerly side of Fieldcrest Drive and runs back 257.8 feet on the westerly line and 250.4 feet on the easterly line to a deed line measuring 63 feet thereon.
>
> Being the same property conveyed to **Concettina Marie MacDonald and Ian Carl MacDonald, Co-Trustees of the Concettina Marie MacDonald 2013 Trust u/a dated February 13, 2013,** by deed from **Concettina M. MacDonald** of record in

Instrument #20130220-0017047, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to taxes for the current year and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 310 Fieldcrest Drive, Nashville, Tennessee 37211.

By executing and delivering this deed, Grantor releases his right to recover the property conveyed if the Trust hereafter becomes insolvent.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this January 3, 2023.

Concettina Marie MacDonald 2013 Trust, Grantor

By _____
Ian Carl MacDonald, Trustee

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantor, Ian Carl MacDonald, Trustee, with whom I am personally acquainted and who upon oath acknowledged he is the Trustee of the Concettina Marie MacDonald 2013 Trust and he executed the within and foregoing document in the capacity and for the purposes therein contained.

Witness my hand and official seal this the January 3, 2023.

_____
Notary Public
My Commission Expires: 2-28-2026

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration for this transfer is $0.00. This conveyance is made to implement a distribution from a revocable trust to a trust beneficiary.

Subscribed and sworn to before me this
January 3, 2023.

Ian Carl MacDonald, Grantee

Julia Alley
Notary Public
My Commission Expires: 2-28-2026

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY