This instrument was prepared by:
Jacqueline B. Dixon
Lewis Thomason, P.C.
424 Church Street
Suite 2500
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 961867 DEEDQC
01/18/2023 08:51:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230118-0003955

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Paul Kenneth McGee 308 South 7th Street Nashville, TN 37206-4137	Same	082-16-0-312.00

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is Zero Dollars ($0.00).

Paul Kenneth McGee
PAUL KENNETH McGEE

GRACE M. MARZANO
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

SWORN TO AND SUBSCRIBED before me this 1 day of Dec 2022.

G Marzano
NOTARY PUBLIC
My Commission Expires: 7-2-24

This transaction is exempt from realty transfer tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E), and PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Final Decree of Divorce entered on November ____, 2022, in the Fourth Circuit Court for Davidson County, Tennessee, in the case of *Sara Bishop McGee v. Paul Kenneth McGee*, Docket Number 22D82, Sara Bishop McGee has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Paul Kenneth McGee, his heirs, successors, and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lots 16 and 17 on the Plan of J. S. Williams Addition Edgefield of record in Plat Book 21, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
described as follows:

Beginning at a point in the Westerly margin of South 7th Street 79.5 feet; more or less, Northwardly from the Northerly margin of Boscobel Street; thence with the Westerly margin of South 7th Street; Northerly 95.5 feet to the Southerly margin of an alley; thence Westwardly with the Southerly margin of said alley 100 feet, more or less, to the common corner of Lots 17 and 18; thence with the line between said two lots Southwardly 95.5 feet, more or less, to a point 79.5 feet, more or less, from the Northerly margin of Boscobel Street; thence Eastwardly and parallel to said Boscobel street, 100 feet, more or less to the point of beginning.

Being the same property conveyed to Paul Kenneth McGee and Sara McGee, Husband and Wife, by Susan C. English, an unmarried woman, by Warranty Deed dated August 31, 2016, and recorded September 2, 2016, as Instrument No. 20160902-0092551 said Register's Office.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 21, Page 45, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 308 South 7th Street, Nashville, Tennessee 37202-4137.

Sara Bishop McGee
SARA BISHOP MCGEE

STATE OF ~~TENNESSEE~~ NC]
COUNTY OF Wake]

Personally appeared before me, Christie Stewart Reese, a Notary Public in and for said County and State, the within named SARA BISHOP MCGEE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wake, ~~Tennessee~~ NC, this 29 day of November, 2022.

Christie Stewart Reese
NOTARY PUBLIC

CHRISTIE STEWART-REESE
Notary Public, North Carolina
Wake County
My Commission Expires
February 01, 2026

My Commission Expires: 02-01-2026

Disclaimer

Preparer of this document makes no warranties as to title on the property herein conveyed. This deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.