Karen Johnson Davidson County
Batch# 972445 DEEDQC
02/21/2023 10:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230221-0012105

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David G. McClellan and Mary Catherine McClellan, Co-Trustees 116 Belle Meade Boulevard Nashville, TN 37205	Same	116 06 0 030.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID G. MCCLELLAN and MARY CATHERINE MCCLELLAN, husband and wife (collectively, the "Grantor"), hereby quitclaim and convey to DAVID G. MCCLELLAN and MARY CATHERINE MCCLELLAN, AS CO-TRUSTEES OF THE MCCLELLAN COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of their interest in that certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto.

This is property known as 116 Belle Meade Boulevard, Nashville, TN 37205.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 16 day of February, 2023.

DAVID G. MCCLELLAN

MARY CATHERINE MCCLELLAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, David G. McClellan and Mary Catherine McClellan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 16TH day of FEBRUARY, 2023.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

Notary Public
My Commission Expires: Nov. 6, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 16TH day of FEBRUARY, 2023.

MACKENZIE L. BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

Notary Public
My Commission Expires: Nov. 6, 2024

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Allen T. Sullivan Subdivision, of record in Plat Book 5210, page 256, as amended in Plat Book 5592, page 121, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Together with an easement for ingress and egress of record in Book 5598, page 155, said Register's Office, and a joint driveway easement of record in Book 5942, page 222, said Register's Office.

Being the same property conveyed by deed of record as Instrument #20111003-0076265, Register's Office for Davidson County, Tennessee.

35180278.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Feb 16, 2023 (date of document).

Affiant Signature

02/21/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of February, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

