Karen Johnson Davidson County
Batch# 975953 DEEDQC
03/01/2023 03:55:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230301-0014753

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL #
204 Sunnyside Trust 204 Sunnyside Dr. Nashville, TN 37205	Same	11607011500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00.

William A. McGugin
WILIAM A. McGUGIN

SUBSCRIBED AND SWORN to before me by WILIAM A. McGUGIN this 1st day of March, 2023.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

Notary Public
My Commission Expires: 7/7/25

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, WILIAM A. McGUGIN and wife NANCY RANKIN WILLIAMS McGUGIN, ("Grantors"), hereby quitclaim and by these presents transfer and convey to 204 SUNNYSIDE TRUST, ("Grantee") all of GRANTORS' right, title and interest in certain real property located in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Massy-Clements Subdivision of record in Book 4175, page 146, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William A. McGugin and Nancy Rankin Williams McGugin by deed of record instrument #20170605-0055794.

The property address is 204 Sunnyside Drive, Nashville, TN 37205.

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

WITNESS our hands this 1 day of MARCH, 2023.

William A. McGugin
WILLIAM A. McGUGIN

NANCY RANKIN WILLIAMS McGUGIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared WILLIAM A. McGUGIN and NANCY RANKIN WILLIAMS McGUGIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 14 day of March, 2023.

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 7, 2025

Notary Public
My Commission Expires: 7/7/25