Karen Johnson Davidson County
Batch# 978281 DEEDQC
03/08/2023 01:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230308-0016767

THIS DOCUMENT PREPARED BY

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

John W. Macey, Jr.
AFFIANT

Subscribed and sworn to before me this 27th **day of** February **, 2023.**

Lindsay Hamada
Notary Public

My Commission Expires:

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

Address of New Owner:	Send Tax Bills To:	Tax Map and Parcel Nos.:
John W. Macey, Jr. 3712 Wimbledon Drive Nashville, Tennessee 37215	-SAME-	116 16 0 054.00

TRUSTEES' QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **John W. Macey, Jr., Trustee of the Mary Jane Macey Living Trust dated December 19, 2005, as amended and restated on December 18, 2015** (the "Trust"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the termination and distribution of the Trust upon the death of its grantor, hereby release, remise and quitclaim unto **John W. Macey, Jr.**, all right, title and interest of the Trust in and to certain parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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 the 27th day of February, 2023.

MARY JANE MACEY LIVING TRUST

By: John W. Macey, Jr.
John W. Macey, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John W. Macey, Jr., Trustee of the Mary Jane Macey Living Trust, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of February, 2023.

My Commission Expires:

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

Lindsay Hamada
Notary Public

EXHIBIT A

Legal Description

Being Lot No. 44 on the Plan of Evergreen Heights, Part Two, as of record in Book 1835, Page 19, Register's Office for said County, described as follows:

Beginning at a point in the east margin of Copeland Drive, the corner of Lots 43 and 44; thence with the line between said lots, southeasterly 173.8 feet to the corner of Lot 45; thence with the line between Lots 44 and 45, southerly 163.6 feet to the north margin of Dorcas Drive; thence with the margin of the same, westerly 185.9 feet to the beginning of a curve; thence around said curve northwesterly 31.35 feet to a point in the easterly margin of Copeland Drive; thence with the margin of same, northerly, as follows: 12.85 feet to a concrete monument, 96.13 feet to a concrete monument; and 90 feet to the beginning.

Being the same property conveyed to Mary Jane Macey and/or John W. Macey, Jr., Trustees of the Mary Jane Macey Living Trust, established by the Revocable Trust Agreement of Mary Jane Macey, dated December 19, 2005, as amended and restated on December 18, 2015, by deed from Mary Jane Macey, Trustee of the Mary Jane Macey Living Trust, established by the Revocable Trust Agreement of Mary Jane Macey, dated December 19, 2005, as amended and restated on December 18, 2015, of record as Instrument No. 20160113-0003453, Register's Office for Davidson County, Tennessee.

Mary Jane Macey died on December 25, 2022. Upon her death, John W. Macey, Jr. became the sole Trustee of the Mary Jane Macey Living Trust dated December 19, 2005, as amended and restated on December 18, 2015.

This is improved property known as 4018 Copeland Drive, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey 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 February 27, 2023.

February 27, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of February, 2023.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

