Karen Johnson Davidson County
Batch# 983418 DEEDQC
03/22/2023 01:26:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230322-0020815

This Instrument Prepared by and Return to:

Patrick, Beard, Schulman & Jacoway, P.C.
537 Market Street, Suite 300
Chattanooga, TN 37402

GRANTEES: James Edward McInturf and Melissa Duggan McInturf, Trustees U/A James Edward McInturf and Melissa Duggan McInturf Joint Tenants by the Entirety Trust dated March 7, 2023.

ADDRESS: 2001 Old Hickory Boulevard
Old Hickory, TN 37138

SEND TAX NOTICE TO: James E. McInturf and Melissa D. McInturf, Trustees

MAP GROUP PARCEL NUMBER: 53-7

QUITCLAIM DEED

Preparer makes no representations as to the status of title or the accuracy of the legal description.

This instrument is made and entered into by and between James McInturf, Jr. and wife, Melissa D. McInturf (the "Grantors"), and James Edward McInturf and Melissa Duggan McInturf, Trustees U/A James Edward McInturf and Melissa Duggan McInturf Joint Tenants by the Entirety Trust dated March 7, 2023, (the "Grantees").

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors do hereby transfer, release, convey and quitclaim unto Grantees, and Grantees' successors and assigns, all of Grantors' right, title and interest in and to the following described real estate:

BEING LOT NO. 7 OF BLOCK NO. 1 ON THE PLAN OF DABBS & ELLIOTT'S SUBDIVISION NO. 1, OLD HICKORY, TENNESSEE, AS OF RECORD IN BOOK 547, PAGE 97, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 7 FRONTS 25 FEET ON THE NORTHEASTERLY SIDE OF CONCRETE DRIVE AND RUNS BACK BETWEEN PARALLEL LINES, 120 FEET TO AN ALLEY.

INCLUDED BUT EXCLUDED, THAT PART SOLD TO THE STATE OF TENNESSEE IN BOOK 4959, PAGE 371, SAID REGISTER'S OFFICE, FOR ROAD WIDENING.

BEING PART OF THE SAME PROPERTY CONVEYED TO MARION WILSON AND WIFE ANNA RUTH WILSON BY DEED FROM SARAH M. PARTON OF RECORD IN BOOK 4597, PAGE 965, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

For prior title see Warranty Deed recorded in Book 7736, Page 557, in the Register's Office of Davidson County, Tennessee.

No boundary survey was made at the time of this conveyance. See prior title for legal description.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 7th day of March, 2023.

GRANTORS:

James Edward McInturf, Jr.

James McInturf, Jr.

Melissa D. McInturf

Melissa D. McInturf

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Personally appeared before me, a notary public of said county, James McInturf, Jr. and wife, Melissa D. McInturf, the within named bargainors/Grantors 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, this the 7th day of March, 2023.

Notary Public

My Commission Expires: 9-4-2023

SHERYL M. FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

VALUATION OATH

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

I hereby swear or affirm that the actual consideration for this transfer, is $-0-.

Affiant\Agent

Sworn to and subscribed before me
this 7th day of March, 2023.

Notary Public

My commission expires: 9-4-2023

SHERYL M. FOWLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON