Karen Johnson Davidson County
Batch# 991800 DEEDQC
04/13/2023 12 29 31 PM 3 pgs
Fees $17 00 Taxes $0 00
20230413-0027213

THIS DOCUMENT PREPARED BY

BRIAN S. SHELTON
Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is NONE

Affiant

Subscribed and sworn to before me, this 10 day of April, 2023.

Notary Public

My Commission Expires: 7/7/25

LUCY RALPH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 07, 2025

Address of new owners:

Storen Robert McCarthy and Tracy Leigh McCarthy, Co-Trustees of the McCarthy Family Trust dated April 10, 2023
609 Collins Crest Court
Nashville, TN 37221

Send Tax Bills to:

SAME

Map-Parcel Numbers

155 12 0B 015 00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, **Storen Robert McCarthy and Tracy Leigh McCarthy, husband and wife**, hereinafter called the Grantors, have quitclaimed, and by these presents do transfer, convey, release and quitclaim unto **Storen Robert McCarthy and Tracy Leigh McCarthy, Co-Trustees of the McCarthy Family Trust dated April 10, 2023**, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the

Grantors' rights, titles and interests in and to real property in the State of Tennessee 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 instruments of record.

Tennessee Code Annotated Section 35-15-510 shall apply to this property and any proceeds of this property

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand this 10th day of April, 2023

Storen Robert McCarthy

Tracy ~~Leigh~~ McCarthy

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Storne Robert McCarthy and Tracy Leigh McCarthy, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 10 day of April, 2023

Notary Public

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

My Commission Expires 7/7/25

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Final Plat of Collins Crest Subdivision, A Cluster Lot Subdivision of record in Plat at Instrument No. 20060105-0001456, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Storen Robert McCarthy and Tracy Leigh McCarthy, husband and wife, by deed of record as Instrument Number 20180531-0051919, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes for the current year. (2) all matters shown on the Plan of record in Instrument 20060105-0001456, (3) the Covenants, Conditions and Restrictions of record in Instrument Number 20051003-0118153 and Instrument No. 20161005-0105328' (4) Charter for HOA in Instrument 20051003-0118152; (5) Quitclaim Deed for common areas and/or open space to HOA in Instrument 20060920-0116486; (6) Stormwater Detention Agreement in Instrument 20040519-0058726; (7) Subject to rights of others in and to the common areas and/or elements; (8) All visible easements; (9) All applicable governmental and zoning regulations.

This is improved property known as 609 Collins Crest Court, Nashville, TN 37221