Karen Johnson Davidson County
Batch# 995300 DEEDQC
04/24/2023 09:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230424-0029850

THIS INSTRUMENT PREPARED BY:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

Geovanni Hughmartin Hosang
ID NUMBER
133465846
COMMISSION EXPIRES
November 29, 2025

Notarized online using audio-video communication

STATE OF Texas)

COUNTY OF BEXAR)

There is no consideration for this transfer.

Scott Robert Magee
Affiant

Subscribed to and sworn before me, this 22nd day of April 2023

Geovanni Hughmartin Hosang
Notary Public
Notary Public, State of Texas

My commission expires: 11/29/2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills to:**	**Map-Parcel #**
Catherine Magee 411 Northwind Court Goodlettsville, TN 37072	Catherine Magee 411 Northwind Court Goodlettsville, TN 37072	33-10-16

For and in consideration of $10.00 cash in hand paid by the Hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, SCOTT MAGEE, Trustee of the JOHN RAYMOND MAGEE, JR. REVOCABLE TRUST dated December 2, 2019, conveys unto CATHERINE MAGEE, hereinafter referred to as Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 14 on the Plan of Ridgemont Estates, Section One, which plan appears of record in Book 5050, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property transferred to SCOTT MAGEE, Trustee of the JOHN RAYMOND MAGEE, JR. REVOCABLE TRUST dated December 2, 2019, by Will of JOHN RAYMOND MAGEE, JR. whose Estate was admitted to Probate on October 4, 2022, Davidson County, Tennessee Probate Court, Docket No. 22P12343, and was recorded by the Davidson County, Tennessee Register of Deeds on April 11, 2023, Instrument No. 20230411-0026482.

This property commonly known as: 411 Northwind Court, Nashville, Tennessee.

The legal description above is the same as used in the prior deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized an possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand the 22nd day of April, 2023.

Scott Robert Magee

Scott MaGee, Trustee
THE JOHN RAYMOND MAGEE REVOCABLE
TRUST dated December 2, 2019

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~CALIFORNIA~~ Texas)

COUNTY OF BEXAR)

On 04/22/2023 before me, Geovanni Hughmartin Hosang, a Notary Public, personally appeared, SCOTT MAGEE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of ~~California~~ Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Geovanni Hughmartin Hosang
Notary Public, State of Texas

NOTARY PUBLIC STATE OF TEXAS

Geovanni Hughmartin Hosang

ID NUMBER
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CERTIFICATE OF AUTHENTICITY

I, Zhenia Carcich, do hereby make oath that I am 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 April 22, 2023.

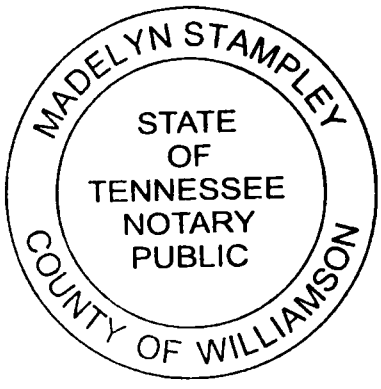
Name: Zhenia Carcich
Date: April 24, 2023

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The foregoing Certificate of Authenticity was acknowledged before me by Madelyn Stampley, Notary Public, on April 24, 2023.

Witness my hand and official seal.

[Seal]



Madelyn Stampley, Notary Public
My commission expires: 10/26/2026