Karen Johnson Davidson County
Batch# 1011018 DEEDQC
06/05/2023 09:08:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230605-0042160

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owner(s)	**Send Tax Bills To**	**Map-Parcel No.**
Christopher McClarney, Trustee 207 Lyle Court Franklin, TN 37064	Deborah J. McClarney 2226 Oak Barrel Ave. Antioch, TN 37013	149 02 0 119.00

Quitclaim Deed to Trustee

Grantor: Deborah J. McClarney
Grantee: Christopher McClarney, Trustee of the Irrevocable Trust of Deborah J. McClarney, dated May 31, 2023.

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of Oakwood Subdivision, Section One, Phase III, as of record in Book 7900, Page 268, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Deborah J. McClarney by deed from Andrew F. McClarney, of record in Instrument No. 20020623-0071531, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 2226 Oak Barrel Ln., Antioch, TN 37013 formerly known as 2226 Una Antioch Pike, Antioch, TN 37013.

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

THE PARTIES ACKNOWLEDGE THAT TAKACS MCGINNIS ELDER CARE LAW IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Deborah J. McClarney by CHRIS MCCLARNEY A.I.F.
Deborah J. McClarney by Christopher McClarney as Attorney in Fact
Grantor

State of Tennessee
County of Tennessee

On May 31, 2023, before me personally appeared Christopher McClarney, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Deborah J. McClarney, and who acknowledged that he executed the same as attorney-in-fact for Deborah J. McClarney.

Carol Darnell
Notary Public

My commission expires: 3/3/2026

CAROL DARNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Christopher McClarney, Trustee
Grantee

CAROL DARNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me on May 31, 2023.

Carol Darnell
Notary Public
My commission expires: 3/3/2026

TRUE Copy Certification

I, Chelle Guidry, 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 May 31, 2023.

Chelle Guidry
Signature

May 31, 2023
Date

State of Tennessee
County of

Sworn to and subscribed before on May 31, 2023.

Debra Y. King
Notary's Signature
My Commission Expires: 04-22-2026

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER