Karen Johnson Davidson County
Batch# 1014960 DEEDQC
06/14/2023 10 43 33 AM 2 pgs
Fees $12 00 Taxes $0 00
20230614-0045336

Prepared By. Charlton Guffey
Attorney at Law
506 N. Main Street
P.O. Box 904
Jamestown, TN 38556

# QUITCLAIM DEED

For good and valuable consideration received, I, **WILLIAM MCKAY**, convey unto, **WILLIAM MCKAY, Trustee of the William D. McKay Revocable Living Trust, dated** June 8, 2023 **, and any amendments thereto** the following described real estate:

Land in Davidson County, Tennessee, being Unit No. S-1, on the Plan of Lake Chateau Condominiums as shown on the Condominium Plat of Lake Chateau, of record in Book 6250, Pages 607, 608, 609, and 610, as established by the Amended and Restated Master Deed, Declaration of Covenants, Conditions and Restrictions for Lake Chateau Condominiums, as amended by Book 6639, Page 468; as amended in Book 6691, Pages 308 and 341; Book 7025, Page 380; Book 7367, Page 272; Book 10322, Page 682; Book 10753, Pages 271 and 275; Book 10836, Page 280; and Book 11012, Page 495, all of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick E. Nevill and wife, Katherine S. Nevill by deed from John G. Deak, Sr. and Joan Johnson, Co-Executors of Estate of Geraldine C. Pearson, dated September 18, 1992, recorded September 22, 1992, of record in Book 8735, Page 8, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The previous and last conveyance being a Warranty Deed from Patrick E. Nevill and wife, Katherine S. Nevill, unto William McKay, recorded May 27, 2023 in Book 20140527, Page 0045127, in the Register's Office of Davidson County, Tennessee.

**Map 097 08 0A, Parcel 097.00**

**No title examination has been made by the preparer, and Charlton Guffey, Attorney, and/or Guffey Law, PLLC, shall not be liable for the status of title to the property, the tax consequences or legal effect of the deed, or the accuracy of such information and/or property description. By their signatures hereon and/or acceptance of the document, the parties acknowledge that Guffey Law, PLLC and Charlton Guffey, Attorney has prepared this instrument up on information furnished, examined and proofread by the parties. The parties have also been advised to carefully proofread the document and if any errors are found after recording of the documents, the parties will pay for the preparation and filing of any corrections.**

This 8th day of June, 2023.

William McKay

STATE OF TENNESSEE
COUNTY OF FENTRESS

Before me, the undersigned Notary Public, this day personally appeared **William McKay,** the bargainor, with whom I am personally acquainted, and acknowledged the execution of the above quitclaim deed for the purposes therein contained, as witness my hand and official seal, this 8th day of June, 2023.

NOTARY PUBLIC

My Commission Expires: March 1st 2024

JOHN W. PAUL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

STATE OF TENNESSEE
COUNTY OF Putnam

I, or We, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale

AFFIANT

Sworn to and subscribed before me on this the 8th day of June, 2023.

NOTARY PUBLIC

My Commission expires: March 1, 2024

JOHN W PAUL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

**NAME AND ADDRESS OF PROPERTY OWNER:**
William McKay, Trustee
William D. McKay Revocable Living Trust
266 Lake Chateau Dr.
Hermitage, TN 37076

**PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:**
SAME AS OWNER