Karen Johnson Davidson County
Batch# 1024031 DEEDQC
07/10/2023 08 30 26 AM 3 pgs
Fees $17 00 Taxes $0 00
20230710-0052246

THIS INSTRUMENT PREPARED BY:

Anne D. Waters
Attorney at Law
215 Ward Circle
Brentwood, Tennessee 37027
(615) 373-3771

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0 00

Kathleen McNatt

Kathleen McNatt, Affiant

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

ANNE D WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires 3/25/2024

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(4).

Address New Owners as Follows:	**Send Tax Bills To:**	**Map/Parcel Numbers:**
Kevin J McNatt, Trustee Kevin J. McNatt Revocable Trust 6428 Bresslyn Ct Nashville, TN 37205	Same	115 14 0 037 00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Kathleen McNatt, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby release, remise and quitclaim all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference, to Kevin J. McNatt, in his capacity as Trustee of the Kevin J McNatt Revocable Trust, and its beneficiaries, heirs and assigns

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand this the 22 day of June, 2023

Kathleen McNatt

Kathleen McNatt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathleen McNatt, with whom I am personally acquainted (or who proved her identity to my satisfaction), and who acknowledged that she executed the within instrument for the purposes therein contained, on this the 22 day of June, 2023

My commission expires: 3/25/2024

SEAL

ANNE D WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being described as follows.

LAND in Davidson County, Tennessee, being Lot No 706 on the Plan of West Meade Farms, Inc , Section VII, of record in Plat Book 2331, page 13, as amended in Book 2453, page 163, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Kathleen McNatt, from Kevin J. McNatt, by Quitclaim Deed, dated May 4, 2005, of record in Instrument No 20050510-0052584, Register's Office of Davidson County, Tennessee

This conveyance is subject to any and all restrictions and easements of record

This is improved property known as 6428 Bresslyn Ct , Nashville, Tennessee 37205

A new legal description was not prepared for this transaction The legal description is the same as the previous instrument of record.