Karen Johnson Davidson County
Batch# 1028658 DEEDQC
07/20/2023 12:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230720-0056010

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Parcel ID:
Steig L. McDonald 3276 Hinkle Drive Nashville, TN 37218	New Owner	080-08-0-284.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JOSHUA S. MCDONALD, AN UNMARRIED PERSON, AND MARIETTA H. MCDONALD, A MARRIED PERSON, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, by these presents do hereby quitclaim and convey unto **STEIG L. MCDONALD**, his heirs, successors and assigns, all their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Bordeaux Hills, Section Four, as of record in Book 3600, page 49, Register' s Office for said County. Said Lot No. 17 fronts 57 feet on the Northerly side of Hinkle Drive and extends back 134. 01 feet on the east line and 133.87 feet on the west line, to a dead line in the rear on which it measures 53.3 feet.

Being the same property conveyed to Hester Construction Company by Warranty deed from Robert A. Travis and wife, Nellie Marie Travis of record in Book 3985, page 945, Register's Office for Davidson County, Tennessee, dated February 03, 1966 and recorded on February 08, 1966.

Being the same property conveyed to Brenda K. Apple by Warranty deed from Nellie Marie Travis of record in Instrument No. 20191127-0122910 Register's Office for Davidson County, Tennessee, dated November 25, 2019 and recorded on November 27, 2019.

Guardianship and Trusts Corporation, Conservator for Nellie Travis a/k/a Nellie Marie Travis, by Order of the Seventh Circuit Court for Davidson County, Tennessee (Probate Division, Docket No. 19P240)

Being the same property conveyed to Joshua S. McDonald, an unmarried person, and Marietta H. McDonald, a married person, as tenants in common with rights of survivorship, by Warranty Deed from Brenda K. Apple, of record in Instrument No. 20221221-0131897, Register's Office for Davidson County, Tennessee, dated March 18, 2021and recorded on March 19, 2021.

Being also known as 3276 Hinkle Drive, Nashville, Tennessee 37218.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 19th day of July 2023.

Joshua S. McDonald

Marietta H. McDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua S. McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of July 2023.

Notary Public

My Commission Expires: 5/9/2026

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marietta H. McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of July 2023.

Notary Public

My Commission Expires: 5/9/2026

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 19 day of July 2023.

Affiant

My commission expires: 5/9/2026
(Affix Seal)

Notary Public

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris do hereby make oath that I am a licensed attorney and/or 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 July 20, 2023 (date of document).

Affiant Signature

July 20, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023