Karen Johnson Davidson County
Batch# 1038313 DEEDQC
08/15/2023 10:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230815-0063411

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Patrick M. Whelan, Trustee 6001 Sedberry Road Nashville, TN 37205	Same	116 13 0 053.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged I, PATRICK WHELAN, by these presents do hereby quitclaim and convey unto PATRICK M. WHELAN, TRUSTEE OF THE PATRICK M. WHELAN REVOCABLE TRUST dated May 31, 2022, his successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of my right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, Being lot No. 45 on the Plan of Harding Park, as of record in Book 2331, Page 120, Register's Office for said County, and described as follows:

Beginning at a point in the Southwesterly margin of Laird Road, at the corner of Lots Nos. 44 and 45; thence with the line between said lots, Southwesterly 160 feet to a corner of Lot 46; thence with the line between Lots 45 and 46, Northwesterly 153 feet to the Southerly margin of Sedberry Road; thence with the margin of the same, Northeasterly 135 feet to the beginning of a curve; thence around said curve, Easterly 39.3 feet to the margin of Laird Road; thence with the margin of the same, Southeasterly 128 feet to the point of beginning.

Being the same property conveyed by deed of record as Instrument No. 20221026-0116089, Register's Office for Davidson County, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 14th day of August, 2023.

PATRICK WHELAN

STATE OF TENNESSEE
COUNTY OF Wilson

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

WITNESS my hand and official seal this 14th day of August, 2023.

Notary Public

TINA DEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires:
5/21/25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 14th day of August, 2023.

Mackenzie L. Border
Notary Public

My Commission Expires:
Nov. 6, 2024

MACKENZIE L BORDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 6, 2024

36104242.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Aug 14, 2023 (date of document).

Affiant Signature

08/15/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of August, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

