Name and Address of New Owner(s):
Edward F. McMahon, Trustee of
Edward F. McMahon Trust dated 8/18/23
448 E. Due West Avenue
Madison, TN 37115

Karen Johnson Davidson County
Batch# 1041879 DEEDQC
08/23/2023 12:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230823-0065937

Sent Tax Bills To:
New Owners(s)

This Instrument Prepared By:
Pamela E. Havird, Attorney at Law
LAW OFFICES OF PAMELA E. HAVIRD
PO Box 375
La Jolla, CA. 92038

Map and Parcel No.: 052-0900-083.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **EDWARD F. McMAHON, a single man,** hereafter called the Grantor, quitclaims unto **EDWARD F. McMAHON, Trustee of the EDWARD F. McMAHON TRUST dated August 18, 2023**, hereafter called the Grantee, all my title and interest, if any, to the following described real estate in the County of Davidson, Tennessee, described as follow, to-wit:

Certain tract or parcel of land located in Davidson County, Tennessee, Being the Northerly 183.5 feet of Lot No. 7 on the Plan of Montague Park Subdivision of Tracts 27 to 32 inclusive
In Plan of Montague, or record in Book 421, Page 141, Register's Office of Davidson County, Tennessee.

Said property fronts 100 feet on the Southwesterly margin of Due West Avenue, formerly Belle Camp Highway and extends back between parallel lines, with the Westerly margin of Fern Bank Drive, 183.50 fee to a dead line.

Being the same property conveyed to Brandee R. Kent and Jonathon Bumpus, both unmarried, as Tenants in Common with the Right of Survivorship by Warranty deed from Jonathan A. Hooper, a married man of Record in Instrument No. 20160210-0012670 Register's Office for Davidson County, Tennessee, dated February 09, 2016 and recorded on February 10, 2016, and conveyed to Edward F. McMahon, a single man by Warranty deed from Brandee R. Kent and Johnathon Bumpus in Instrument No. 20191115-0118226 Register's Office for Davidson County, Tennessee, dated November 14, 2019 and recorded on November 15, 2019.

Being improved property also known as **448 E Due West Avenue, Madison, Tennessee 37115**.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED .

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 18th day of August 2023.

Edward F. McMahon, A Single Man

STATE OF CALIFORNIA)
)
COUNTY OF SAN DIEGO)

Personally appeared before me, Chrysta Jean Gomez, a Notary Public in and for the State of California and Count of San Diego, the within named bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of August 2023.

CHRYSTA JEAN GOMEZ
Notary Public - California
San Diego County
Commission # 2311912
My Comm. Expires Nov 8, 2023

Chrysta Jean Gomez notary public
Notary Public
Commission Expires: November 8, 2023

AFFIDAVIT OF VALUE

STATE OF CALIFORNIA)
)
COUNTY OF SAN DIEGO)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409(a), and hereby swears and affirms that the actual Consideration for this transfer is $10.00, which amount is equal to the actual consideration paid for the property transferred for purposes of calculating the Transfer Tax.

EDWARD F. McMAHON, Grantor

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On this 18th day of August 2023, before me, Chrysta Jean Gomez, A Notary Public, personally appeared EDWARD F. McMAHON, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within QUITCLAIM DEED and AFFIDAVIT OF VALUE acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal .

Signature: Chrysta Jean Gomez Notary Public (Seal)
Commission Expires: November 8, 2023

CHRYSTA JEAN GOMEZ
Notary Public - California
San Diego County
Commission # 2311912
My Comm. Expires Nov 8, 2023

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-18-23.

Affiant Signature

8-18-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18 day of August, 2023.

Notary Signature

My Commission Expires: 05/09/2026

