Address New Owner.	Map-Parcel Numbers·	Send Tax Bills To.
Brian John McCarthy and Lauren Hallemann McCarthy, Co-Trustees 2830 Sugartree Road Nashville, TN 37215	**117 09 0 087.00**	**SAME**

Karen Johnson Davidson County
Batch# 1043640 **DEEDQC**
08/29/2023 08.17 39 AM 3 pgs
Fees $17 00 Taxes $0 00

20230829-0067417

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Brian J. McCarthy and Lauren H. McCarthy, husband and wife, as tenants by the entirety** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **Brian John McCarthy and Lauren Hallemann McCarthy, Co-Trustees of the McCarthy Family Revocable Trust dated July 27, 2023** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **2830 Sugartree Road, Nashville, TN 37215**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 27 day of July, 2023

LUCY RALPH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires 7·7·25

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination, and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 27 day of July, 2023

BRIAN J. MCCARTHY

LAUREN H. MCCARTHY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 27 day of July, 2023

Notary Public

My Commission Expires:
7-7-25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee being Lot No. 24 on the Plan of Woodmont Estates, Section No 2 as recorded in Book 1130, Page 99, Register's Office, Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT ESTATES, SECTION NO. 2, as recorded in Plat Book 1130, Page(s) 99.

Charter of Neighborhood Association recorded in Book 8081, Page 687.

BEING the same property conveyed to Brian J McCarthy and Lauren H McCarthy, husband and wife (as tenants by the entirety) from Leslie J. Page, a 50% interest as Tenant in Common, and Frances W Page, a 50% interest as Tenant in Common, by warranty deed filed for record on November 25, 2015, Instrument Number 20151125-0119870, as corrected by that certain Affidavit of Jonathan B Harris, Attorney, Instrument Number 20161122-0122973, both as of record in the Register's Office for Davidson County, Tennessee