Karen Johnson Davidson County
Batch# 1049274 DEEDQC
09/13/2023 08 37 30 AM 2 pgs
Fees $12 00 Taxes $0 00
20230913-0071686

Prepared by and Recording Requested by
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Suite 402
Brentwood, TN 37027

Map #130-15 Parcel #46 7DA-51690

QUIT CLAIM DEED

Owner & Property Address
GRAYCE A. MCKINNEY, Trustee,
GRAYCE A. MCKINNEY REVOCABLE LIVING TRUST
4925 Beacon Drive
Nashville, TN 37215

Mail Tax Statement to
Grayce A. McKinney
4116 Legend Hall Drive
Nashville, TN 37215

The GRANTOR, GRAYCE A. MCKINNEY, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey grantor's right, title, and interest in and to the below-described property to:

GRAYCE A. MCKINNEY, Trustee,
GRAYCE A. MCKINNEY REVOCABLE LIVING TRUST,
dated August 28, 2023.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 of Block "S" on the plan of Belle Meade, Section 4, as of record in Book 1424, Page 25, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said Lot No. 1 fronts 118.53 feet on the easterly side of Beacon Drive and runs back 375.1 feet on the northerly line and 367.85 feet on the southerly line to a dead line, measuring 112.9 thereon.

Being the same property conveyed to Grayce A. McKinney by Last Will and Testament of James W. McKinney as the same appears of record or on file in No. 13P1398 of the Probate Court of Davidson County, Tennessee and of record as Instrument Number 20131023-0110362 in the Register's Office of Davidson County, Tennessee and having been previously conveyed to James W. McKinney in Instrument No. 73873, Book 7671, Pages 38 – 39 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject such limitations, restrictions and encumbrances as may affect the premises as recorded in Register's Office of Davidson County, Tennessee.

This is improved property known as 4925 Beacon Drive, Nashville, TN 37215.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(1)(C)(vi).

IN TESTIMONY WHEREOF, this instrument has been executed this 28th day of August, 2023, by the undersigned.

Grayce A. McKinney

GRAYCE A. MCKINNEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared GRAYCE A. MCKINNEY to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 28th day of August, 2023.

Katina H. Gaines

NOTARY PUBLIC

My Commission Expires: [redacted]



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN Tenn. Code Ann. §67-4-409 (a)(1)(C)(vi).