This transfer is exempt from the Tennessee real estate recording tax pursuant to T C A § 67-4-409(a)(3)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ - 0 -

Affiant

Subscribed and sworn to before me this 22 day of September, 2023.

Notary Public

My Commission expires 11.2.26

Leslie Walsh State Tennessee Notary Public Davidson County

This instrument was prepared by:

Equitus Law Alliance, PLLC
709 Taylor Street
P O Box 280240
Nashville, TN 37208

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Bancroft O'Quinn, Jr., M.D. Trustee of Troy HarbourTrust 337 Harbor Drive Old Hickory, Tennessee 37138	**Bancroft O'Quinn, Jr., M.D. Trustee of Troy Harbour Trust 337 Harbor Drive Old Hickory, Tennessee 37138**	**14905000300**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Bancroft O'Quinn, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto Bancroft O'Quinn, Jr., M.D , Trustee, and his successors in trust, of Troy Harbour Trust, its successors and assigns, his entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows.

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Section 2, Barclay Square, of record in Book 4660, page 124, Register's Office for said County Said Lot No 120, which is a corner lot, fronts 70.69 feet on the westerly margin of UNA Antioch Pike and fronts 108 16 feet on the broken northerly margin of Charmaine Court, said frontages being joined by a curve having a line to a point of intersection

Being the same property conveyed to Bancroft O'Quinn, from Federal Home Loan Mortgage Corporation, by Special/Limited Warranty Deed of record in Instrument No 20100422-0030375, in the Register's office of Davidson County, Tennessee.

This is improved property known as 301 Charmaine Court, Antioch, Tennessee 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises

WITNESS my hand this 22 day of September, 2023.

Bancroft O'Quinn

Karen Johnson Davidson County
Batch# 1056174 **DEEDQC**
10/02/2023 12.59 40 PM 2 pgs
Fees $12 00 Taxes $0 00

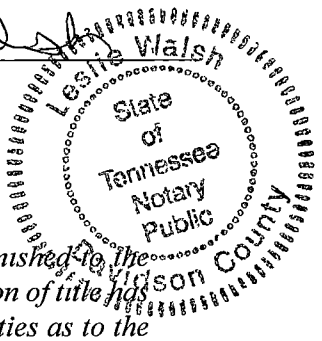
20231002-0077208

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Bancroft O'Quinn, with whom I am personally acquainted, and who acknowledged that he executed this instrument for the purposes therein contained

Witness my hand, at office, this 29 day of September, 2023.

Notary Public



My commission expires. 11.2.26

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantors, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made The draftsman assumes no liability as to the accuracy thereof Failure to record this document timely may jeopardize your rights to the property