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 22nd day of September, 2023

Notary Public

My Commission expires 11-2-26

Leslie Walsh
State of 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 Harbour Trust 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**	**043-09-0-122.00**

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.

Being Lot No 6 on the plan of Woodlawn Estates Block E, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No 6 fronts 100 feet on the westerly margin of Delaware Avenue and Extends back 200 feet on the northerly and southerly lines to a dead line in the rear measuring 10 feet thereon.

Being the same property conveyed to Bancroft O'Quinn, from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, by Special Warranty Deed of record in Instrument No 20080821-0086165, in the Register's office of Davidson County, Tennessee

This is improved property known as 613 Delaware Avenue, Madison, TN 37115

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

Karen Johnson Davidson County
Batch# 1056174 **DEEDQC**
10/02/2023 12 59 40 PM 2 pgs
Fees $12 00 Taxes $0 00

20231002-0077209

WITNESS my hand this 22 day of September, 2023.

Bancroft O'Quinn

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 22 day of September, 2023

Notary Public

Leslie Walsh
State of Tennessee Notary Public
Davidson County

My commission expires 11.2.24

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