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 11.2.24

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**	**05207006400**

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 3 on the Plan of Section IV, Madison Heights Subdivision, of record in Book 2330, page 87, said Register's Office

Said Lot 3, fronts 139 feet on the south side of Neely's Bend Road and runs back between parallel lines 320 feet to a dead line

Being the same property conveyed to Bancroft O'Quinn, from Wachovia Bank, National Association, formerly known as First Union National Bank, as trustee by: Saxon Mortgage Services, Inc f/k/a Meritech Mortgage Services, Inc., by Special Warranty Deed of record in Instrument No. 20080905-0090986, in the Register's office of Davidson County, Tennessee.

This is improved property known as 1028 Neely's Bend Road, 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

20231002-0077210

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: 11.2.26

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.