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 HarbourTrust 337 Harbor Drive Old Hickory, Tennessee 37138**	**MAP # 120-02-0 PARCEL # 071.00**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Bancroft O'Quinn, Jr , 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. 10 on the plan of Stardust Acres, of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee, and being described as follows:

Beginning at a point in the easterly margin of Saturn Drive, the common corner of Lots 11 and 10; thence with the line between said lots, easterly 59.5 feet to a point; and continuing with the said line between said lots easterly 80 feet to the westerly line of Lot 12; thence with the line between Lots 12 and 10, northerly 85 feet to the southerly margin of Vultee Boulevard; thence with the margin of the same, along a slight curve, 152.1 feet to the beginning of a curve, thence around said curve, southwesterly 47 2 feet to a point in the easterly margin of Saturn Drive, thence with the margin of same, southerly 62 feet to the beginning

Being the same property conveyed to Bancroft O'Quinn, Jr., from Cadbury Properties, Inc., by Quitclaim Deed of record in Instrument No 20121217-0115968, in the Register's office of Davidson County, Tennessee.

This is improved property known as 1200 Saturn Drive, Nashville, TN 37217.

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

20231002-0077211

WITNESS my hand this 22 day of September, 2023.

Bancroft O'Quinn, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, Bancroft O'Quinn, Jr , 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.