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 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 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**	**150-01-0 169.00**

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 Number 136 on the Plan of Edge-O-Lake Estates, Section 8, of record in Plat Book 3700, Page 101, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bancroft O'Quinn, from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company N A , as successor to JP Morgan Chase Bank N A., as Trustee for RASC 2003KS9, by Special Warranty Deed of record in Instrument No. 201000305-0017241, in the Register's office of Davidson County, Tennessee.

This is improved property known as 476 Clearwater 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

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

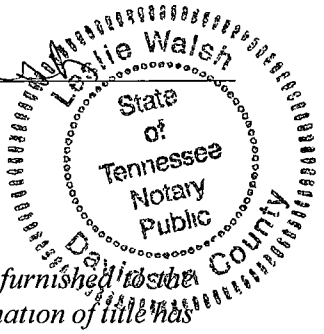
20231002-0077216

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



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