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 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**	**05207003400**

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 7 of Block "A" on the Map of Home Acres Subdivision, being a revision of the First Subdivision in the11th Civil District of Davidson County, Tennessee, by the Layman Foundation, and described according to a copy of a survey thereof by Blanchard and Parrish, Engineers as follows.

Being at a point in the north margin of Neely's Bend Road, at the corner of Lots 6 and 7, thence with the line between said lots northerly 269 7 feet to the corner of said lots, and in the south line of Lot 10, thence with the line between said Lots 7 an d10, westerly 90 feet to the easterly margin of Center Street, thence around said curve in a southeasterly direction 24 7 feet to the north margin of Neely's Bend Road; thence with the margin of the same easterly 26 3 feet to a point where said road widens, thence with the margin of said road northerly 5 feet, thence easterly 47.6 feet to the point of beginning

Being the same property conveyed to Bancroft O'Quinn, Jr., from U.S. Bank National Association, as Trustee for BAFC 2006-7, by Special Warranty Deed of record in Instrument No 20111123-0091733, in the Register's office of Davidson County, Tennessee

This is improved property known as 1001 Neely's Bend Road, Madison, TN 37115.

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

20231002-0077221

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, 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. 11.2.26

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.