Karen Johnson Davidson County
Batch# 1056573 DEEDQC
10/03/2023 12:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231003-0077724

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Ryan McClary and Shelley Carmichael McClary, Co-Trustees 825 Woodland Way Nashville, TN 37209	Same	114 14 0A 038.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTHEW RYAN MCCLARY SR. and SHELLEY MCCLARY (collectively, the "Grantor"), hereby quitclaim and convey to MATTHEW RYAN MCCLARY and SHELLEY CARMICHAEL MCCLARY, CO-TRUSTEES OF THE MCCLARY COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full power to convey, sell, assign, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all of their right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Final Major Subdivision Plat, PINE RIDGE ESTATES, Phase 1, formerly known as "Woodland Forest, Section 3", of record in Instrument No. 20161115-0120563, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed by deed of record as Instrument No. 20171214-0127446, said Register's Office.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 21 day of September, 2023.

MATTHEW RYAN MCCLARY SR.

SHELLEY MCCLARY

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Matthew Ryan McClary Sr. and Shelley McClary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 21st day of September, 2023.

Dianne Jaynes
Notary Public
My Commission Expires:

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 21st day of September, 2023.

Dianne Jaynes
Notary Public
My Commission Expires:

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

36160692.1

Tennessee Certification of Electronic Document

I, Adam Harrer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Sep 21, 2023 (date of document).

Affiant Signature

10/03/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 03 day of October, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

