Karen Johnson Davidson County
Batch# 1063695 DEEDQC
10/23/2023 11:02:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231023-0082800

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00. _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2023.

My Commission Expires:_____

_____
Notary Public

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
McCann Family Trust	NEW OWNER	162-03-0-136.00
1804 Williamson Court, Suite 201		
Brentwood, Tennessee 37027		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Russell John McCann, Grantor, 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, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto the Trustee of the **McCann Family Trust**, under agreement dated August 2, 2022, his heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

Land in Davidson County, Tennessee, being Lot No. 294 on the Plan of Antioch Park, Section 5 of record in Plat Book 4460, page 58, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Russell John McCann, a married man, by Warranty Deed from Alberto Alejandro Ayala de la Cruz, of record as instrument # 20200731-0084355 Register's Office for Davidson County, Tennessee.

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 23rd day of October, 2022.

By my signature below I affirm that this has never been my marital residence and that it has been held for investment only.

_____
Russell John McCann

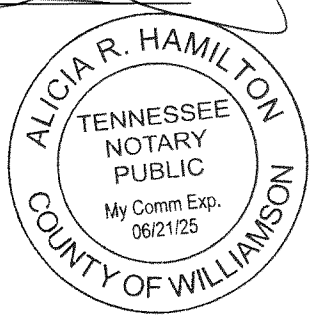
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Russell John McCann, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2023.

My Commission Expires: _____

Notary Public



Certificate of Authenticity

I, Alicia Hamilton, 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 10/23/23.

Date

Affiant Signature

10/23/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of October, 2023.

Notary's Signature

My Commission Expires: 3.17.2024

Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024