Karen Johnson Davidson County
Batch# 1069668 DEEDQC
11/08/2023 08:38:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231108-0087248

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 Patrick A. McGinley PATRICK A. MCGINLEY, AFFIANT Subscribed and sworn to before me, this 2nd day of November 2023. Mary Glynn Williamson NOTARY PUBLIC My Commission Expires: 01/08/2024

MARY GLYNN WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
ANN M. SCHAEFER, TRUSTEE 222 Kensington Park Nashville, TN 37215	New Owner	Map and Parcel No.: 117 13 0B 104.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Patrick A. McGinley and Colleen M. McGinley, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Ann M. Schaefer, Trustee of the McGinley Joint Revocable Trust, created November 1, 2023, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 222 Kensington Park, Nashville, Tennessee 37215, and more particularly described as follows:

Lot 222, Phase One of Abbottsford, a planned unit development, as shown on plat of record in Plat Book 6250, Pages 419-421, as amended in Book 6771, Page 683 and corrected in Book 6800, Page 164, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Patrick A. McGinley and Colleen M. McGinley, husband and wife, from Leif E. Pilkerton, Executor of the Estate of James Fredrick Pilkerton, Jr., by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20210222-0021347.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 2nd day of November 2023.

Patrick A. McGinley

Patrick A. McGinley, Grantor

Colleen M. McGinley

Colleen M. McGinley, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Patrick A. McGinley**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of November 2023.

Mary Glynn Williamson

Notary Public

My Commission Expires: 01/08/2024

MARY GLYNN WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Colleen M. McGinley**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of November 2023.

Mary Glynn Williamson
Notary Public

My Commission Expires: 01/08/2024

