Karen Johnson Davidson County
Batch# 1077004 DEEDQC
11/30/2023 03:48:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231130-0092644

QUITCLAIM DEED

Address of New Owner:
James T. McLean, Sr.
P.O. Box 100453
Nashville, TN 37224

Send Tax Bills To:
OWNER

Map & Parcel:
104-01-4J 001.00 CO
104-01-4J 002.00 CO

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place, Suite 100
Smyrna, TN 37167

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transaction is
$ -0-
affiant
Subscribed and sworn to before me, this the 29th day of November, 2023

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 11-28-2026

Notary Public
Commission Expires: 11/28/26

I, James T. McLean, Sr., do hereby quitclaim to James T. McLean, Sr. and Kerry McLean, as joint tenants with right of survivorship, their heirs and assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Unit No. A and B, on the Plan of 405A and 405B St. Francis Avenue Townhomes, as established by Declaration of Covenants, Conditions and Restrictions of 405A and 405B St. Francis Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20231018-0081730, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of 405A and 405B St. Francis Avenue Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20231018-0081730, Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being the same property conveyed to James T. McLean, Sr. of record in Instrument No. 20230802-0059617, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property known as: 405 A & 405 B Saint Francis Avenue, Nashville, TN 37205

Witness my hand this the 29th day of November, 2023.

James T. McLean, Sr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James T. McLean, Sr., 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 this 29th day of November, 2023.

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 11-28-2026

Notary Public

Commission expires: 11/28/26

I, Kelsie Holloway 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 11/29/2023 (date of document).

Kelsie Holloway

Affiant Signature

11/30/2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30 day of November, 2023.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11/28/26

Notary's Seal (if on paper)

