THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Margaret C. Major, Trustee
Christine Harris, Trustee
154 McCall Street
Nashville, TN 37211

Send Tax Bill to:
Owner

Map-Parcel Numbers:
133-3-88.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $10.00.

Michelle Marter
Affiant

Subscribed and sworn to before me, this the 19th day of December, 2023.

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
12/30/24

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Margaret C. Major and Christine Harris, joint Tenants with Rights of Survivorship** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Margaret C. Major and Christine Harris, Trustees of the Margaret C. Major and Christine Harris Living Trust dated December 19, 2023, and any amendments thereto.** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 154 McCall Street, Nashville, TN 37211.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 19th day of December, 2023.

Margaret C. Major
Margaret C. Major

Christine Harris
Christine Harris

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Karen Johnson
Batch # 1091473
01/22/2024 10:58:23 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240122-0003086

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Margaret C. Major and Christine Harris**, the Grantor, 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 and official seal this 19th day of December, 2023.

My commission expires: 12/20/29 Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Being Lot No. 4 on the Plan of McMillan Heights, as of record in Book 2083, page 20, Register's Office for said County, to which plan reference is hereby made for a more completed and accurate legal description.

Being the same property conveyed to Margaret C. Major and Christine Harris, joint tenants with rights of survivorship by Warranty Deed from Stephanie Kellie Warren Buckley, f/k/a Stephanie Kellie Warren and husband , Al Buckley, dated May 28, 1998, of record in Book 10959, page 980, said Register's Office for Davidson County, Tennessee.

CH MCM