This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

Karen Johnson Davidson County
Batch# 1097829 DEEDQC
02/05/2024 01:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240205-0008012

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MRW 2024 Trust **1411 McAlpine Avenue** **Nashville, TN 37216**	**061-16-0-326.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MELANIE RAE WETHERBEE** ("Grantor") does hereby transfer, release, relinquish, quitclaim and convey unto the **MRW 2024 TRUST U/T/A JANUARY 30, 2024**, ("Grantee") its successors and assigns, all of Grantor right, title, and interest in and to that certain tract or parcel of land in Sumner County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being the Northwesterly 50 feet of Lot No. 19 in Block "C" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee. Said part of Lot No. 19 fronts 50 feet on the Northeasterly side of McAlpine Avenue and runs back between parallel lines 175 feet to a dead line.
>
> Being the same property conveyed to MELANIE RAE WETHERBEE by deed from TIMOTHY EBERHART and REBECCA EBERHART, of record in Instrument No. 20100423-0030885 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 843, page 95 and Book 982, page 346, Register's office for Davidson County, Tennessee.

This is improved property known as 1411 McAlpine Avenue, Nashville, Davidson County, Tennessee 37216.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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

[Remainder of page intentionally left blank. Signature page follows.]

[Signature Page to Quitclaim Deed.]

In witness whereof, Grantor has caused this instrument to be dated and effective this 30th day of JANUARY, 2024.

GRANTOR:

MELANIE RAE WETHERBEE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared MELANIE RAE WETHERBEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of January, 2024.

NOTARY PUBLIC

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 8, 2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me,
this 30 day of January, 2024.

NOTARY PUBLIC

My Commission Expires: November 8, 2027

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

TRAVIS L. STRICKLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm Expires November 8, 2027

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 January 30, 2024 (date of document).

Affiant Signature

2-5-24
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of February, 2024

Notary's Signature

My Commission Expires: 11-21-2026

DIAHANN M. KEETON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY