Karen Johnson Davidson County
Batch# 1110144 DEEDQC
03/12/2024 12:28:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240312-0017120

**This Instrument Prepared By and Returned To:**
*Robert L. Scruggs, Attorney*
*2021 Richard Jones Rd., Suite 220*
*Nashville, TN 37215*

| Address New Owners: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| **Peggy Newman**<br>**1306 Belmont Park Court**<br>**Nashville, TN 37215** | **Same as Owner** | **131-11-022** |

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that the undersigned, **McMan Investments, GP**, a Tennessee general partnership, does hereby quitclaim and by these presents does transfer and convey all of its right, title and interest to **Peggy Newman,** her heirs, successors and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Seven Hills, Section 1, as of record in Book 2133, page 82, Register's Office for Davidson County, Tennessee. Said Lot No. 47 fronts 59.2 feet on the northwesterly side of Belmont Park Court and runs back 285 feet on the southerly line and 310.1 feet on the easterly line and measures 286.4 feet on the north line and 251.8 feet on the rear line.**

**Being the same property conveyed to McMan Investments, GP by quitclaim deed dated July 8, 2016, from Peggy Newman, and recorded as Instrument No. 20160718-0073521, Register's Office for Davidson County, Tennessee.**

This is unimproved property known as: **1306 Belmont Park Court, Nashville, TN 37215.**

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12th day of March, 2024.

**McMan Investments, GP**

**By:** Peggy Newman
**Peggy Newman, Partner**

**By:** Lucas McClellan
**Lucas McClellan**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public of said County and State, personally appeared Peggy Newman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of McMan Investments, GP, the within named bargainor, a Tennessee general partnership, and that she as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by herself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of March, 2024.

Commission Expires: 9/21/2024

NOTARY PUBLIC

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, a Notary Public of said County and State, personally appeared Lucas McClellan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of McMan Investments, GP, the within named bargainor, a Tennessee general partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of March, 2024.

Commission Expires: 9/21/2024

NOTARY PUBLIC

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is -0-.

(Affiant)

Subscribed and sworn to before me, this 12th day of March, 2024.

Commission Expires: 9/21/2024

NOTARY PUBLIC

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 12th day of March, 2024.

Robert L. Scruggs, Affiant Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this the 12th day of March, 2024.

Notary's Signature

My Commission Expires 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025