QUITCLAIM DEED

STATE OF TN, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Edward McMahon

Affiant

Subscribed and sworn to me on March 28, 2024.

By: Edward Francis McMahon.

NOTARY PUBLIC

My Commission Expires: 08/24/27

LUISA FONSECA
Notary Public - California
San Diego County
Commission # 2460757
My Comm. Expires Aug 24, 2027

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Karen Johnson
Batch # 1118863
04/04/2024 08:31:28 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240404-0023723

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jessica McMahon 448 E Due West Ave. Madison, TN 37115	New Owner	052 09 0 083.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that EDWARD F. McMAHON, Trustee of the EDWARD F. McMAHON TRUST dated August 18, 2023, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Jessica McMahon, a single woman, hereinafter called **"GRANTEE,"** her successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Certain tract or parcel of land located in Davidson County, Tennessee, Being the Northerly 183.5 feet of Lot No. 7 on the Plan of Montague Park Subdivision of Tracts 27 to 32 inclusive
In Plan of Montague, or record in Book 421, Page 141, Register's Office of Davidson County, Tennessee.

Said property fronts 100 feet on the Southwesterly margin of Due West Avenue, formerly Belle Camp Highway and extends back between parallel lines, with the Westerly margin of Fem Bank Drive, 183.50 fee to a dead line.

Being the same property conveyed to EDWARD F. McMAHON, Trustee of the EDWARD F. McMAHON TRUST dated August 18, 2023, by Quitclaim Deed from EDWARD F. McMAHON, a single man, dated August 18th, 2023 of record in Instrument No. 20230823-0065937, Register's Office for Davidson County, Tennessee.

This is improved property, known as 448 E. Due West Ave., Madison, TN 37115.

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

WITNESS my hand on 28 MARCH, 2024

EDWARD F. McMAHON TRUST dated August 18, 2023

Edward F McMahon

By: Edward F. McMahon, Trustee

STATE OF CA

COUNTY OF San Diego

On this 28 day of March, 2024, before me, the undersigned Notary Public, personally appeared, Edward F. McMahon, known to me (or proved to me on the basis of satisfactory evidence), to be the trustee of the EDWARD F. McMAHON TRUST dated August 18, 2023, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the EDWARD F. McMAHON TRUST dated August 18, 2023, by himself as such trustee.

Witness my hand and official seal, this 28 day of MARCH, 2024.

See Attached

Notary Public
My Commission Expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On 03/28/2024 before me, Luisa Fonseca, Notary Public
(insert name and title of the officer)

personally appeared Edward Francis McMahon,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

LUISA FONSECA
Notary Public - California
San Diego County
Commission # 2460757
My Comm. Expires Aug 24, 2027