Karen Johnson Davidson County
Batch# 1123618 DEEDQC
04/16/2024 11:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240416-0027085

This Instrument Prepared By and Returned To:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me this 4th **day of** April, **2024.**

Dawn Marie Quin
My Commission Expires
02/07/2025
ID No 11245100

Notary Public
My Commission Expires: 2/7/25

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 4 day of April, 2024, among:

MEGGON ELAINE MCKINLEY AND THOMAS MICHAEL MCKINLEY, WIFE AND HUSBAND,

of Collin County, Texas their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

THOMAS M. MCKINLEY AND MEGGON E. MCKINLEY, TRUSTEES OF THE MCKINLEY FAMILY TRUST DATED JANUARY 10, 2024,

of Collin County, Texas, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

A certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Unit No. 139 on the Plan of Noel Cove Townhomes, as shown on the Site Plan to the Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Meggon Elaine McKinley and Thomas Michael McKinley, wife and husband, by Warranty Deed from Dennis Stanley Bilczewski and wife, Tammy Lyn Bilczewski, dated July 6, 2020, and recorded July 9, 2020, at Reference No. 20200709-0074748, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 139 Noel Cove Circle, Hermitage, TN 37076.

THIS DEED has been prepared solely upon information furnished by **Meggon Elaine McKinley and Thomas Michael McKinley.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

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 the undersigned have executed this instrument on the date first above written.

MEGGON ELAINE MCKINLEY

State of Texas
County of Collin

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Meggon Elaine McKinley**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4 day of April, 2024.

Dawn Marie Quin
Notary Public
My Commission Expires: 2/7/2025



THOMAS MICHAEL MCKINLEY

State of Texas
County of Collin

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Thomas Michael McKinley**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of April, 2024.

Notary Public
My Commission Expires: 6-11-26

DAVID M CARLSON NOTARY PUBLIC STATE OF TEXAS ID # 13392905-2 EXPIRES 08-11-2026

Owner Name & Property Address:

Thomas M. Mckinley and Meggon E. Mckinley,
Trustees
Mckinley Family Trust dated January 10, 2024
221 Dale Drive
McKinney, TX 75071

Responsible Party For Taxes:

Hometown Lenders
350 The Bridge Street, Suite 200
Huntsville, AL 35806

Tax Map and Parcel: 086 10 0B 139.00

Certificate of Authenticity

I, Trent Linville, 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 04/04/2024.

Date

T L

Affiant Signature

04/04/2024

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 4 day of April, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY