Karen Johnson
Batch # 1131713
05/07/2024 09:01:01 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240507-0033327

QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:

Michael J. McBride & Denise M. McBride, Trustees
McBride Tennessee Community Property Trust
632 River Ridge Court
Nashville, TN 37221

SEND TAX BILLS TO: same as new owner

MAP & PARCEL ID. 141 15 0B 034.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney - 7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
)
The actual consideration for this transfer is $-0-.)

Michael J. McBride)
MICHAEL J. MCBRIDE, Trustee)
Affiant)

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me,)
This 1st day of May, 2024.)

Elizabeth L. Adams)
NOTARY PUBLIC)
My Commission Expires: March 9, 2027.)

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, MICHAEL J. McBRIDE and wife, DENISE M. McBRIDE, "Grantor," by these presents, does hereby quitclaim and convey unto MICAHEL J. MCBRIDE AND DENISE M. MCBRIDE, AS TRUSTEES OF THE MCBRIDE TENNESSEE COMMUNITY PROPERTY TRUST, dated May 1, 2024, "Grantee," their successors and assigns all of their interest in and to the following described property with all improvements located thereon, lying situate and being in Davidson County, Tennessee, bounded and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 302 on the Plan of Rolling River Estates, Phase II, as of record in Book 5200, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Michael J. McBride and wife, Denise M. McBride, by deed from Robert M. Kuzma and wife, Barbara M. Kuzma, of record

in Instrument Number: 00006678-0000589, Register's Office for Davidson County, Tennessee.

This is improved property known as 632 River Ridge Court, Nashville, Tennessee 37221.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of May, 2024.

Michael J. McBride
MICHAEL J. McBRIDE

Denise M. McBride
DENISE M. McBRIDE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL J. McBRIDE and DENISE M. McBRIDE, with whom I am personally acquainted, and who acknowledged that he and she executed the within instrument for the purposes therein contained.

WITNESS, my hand and official seal this 1st day of May, 2024.

Elizabeth L. Adams
Notary Public

My Commission Expires: March 9, 2027.

