Karen Johnson Davidson County
Batch # 1139527 DEEDQC
05/24/2024 02:57:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240524-0039004

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#
MFD Trust 402 West Brookfield Ave. Nashville, TN 37205	Same	13009013800

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00.

W. Warner McNeilly, III

SUBSCRIBED AND SWORN to before me by W. Warner McNeilly, III this 24th day of May, 2024.

CLAIRE RADEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Claire Radel
Notary Public
My Commission Expires: 3-9-2027

FOR AND IN CONSIDERATION of One Dollar ($1.00), MATTHEW JACQUES, TRUSTEE OF THE McGUGIN FAMILY DYNASTY TRUST u/a/d June 7, 2022, ("Grantor"), hereby quitclaims and by these presents transfers and conveys to MFD TRUST, ("Grantee") all of GRANTOR'S right, title and interest in certain real property located in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. F on the Map of the Subdivision of Lot No. 2 of Block 1, Highlands of Belle Meade, as of record in Plat Book 843, Page 14, in the Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to McGugin Family Dynasty Trust u/a/d June 7, 2022 by deed of record instrument #20240222-0012101, R.O.D.C.

The property address is 402 West Brookfield Ave., Nashville, TN 37205.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 13TH day of May, 2024.

MATTHEW JACQUES, TRUSTEE OF THE McGUGIN FAMILY DYNASTY TRUST u/a/d June 7, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared MATTHEW JACQUES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he is the Trustee of the McGugin Family Dynasty Trust u/a/d June 7, 2022 and that he as such Trustee executed the within instrument for the purposes therein contained.

WITNESS my hand and seal his 13 day of May, 2024.

MARGARET MARY BARNHART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Margaret Mary Barnhart
Notary Public
My Commission Expires: 3/3/2026