Karen Johnson Davidson County
Batch# 1145148 DEEDQC
06/10/2024 12:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240610-0043269

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
Thomas Franklin McDow III, Co-Trustee
Jane Shivers McDow, Co-Trustee
Tom and Jane McDow Trust
1033 Lynnwood Blvd.
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
130 14 0 031.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Jane S. McDow (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Thomas Franklin McDow III and Jane Shivers McDow, and their successors in trust, as Co-Trustees of the Tom and Jane McDow Trust, a Tennessee Community Property Trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Lot No. 35 on the Plan of Chickering Hills, Section I, as of record in Book 2331, page 8, Register's Office for Davidson County, Tennessee ("RODC"). Said Lot No. 35 fronts 170 feet on the westerly side of Lynwood Blvd. and extends back 401.3 feet on the northerly line and 466 feet on the southerly line to a dead line measuring 277 feet thereon.

Being part of the same property conveyed to Tom F. McDow III and wife, Jane S. McDow, by deed from Ira J. Heckman and wife, Jeanne W. Heckman, of record in Book 6585, page 235, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Jane S. McDow by deed from Thomas Franklin McDow, III, being one and the same person as Tom F. McDow, III, of record in Book 8961, page 841, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 1033 Lynnwood Blvd., Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Tom and Jane McDow Trust dated June 7, 2024, a Tennessee Community Property Trust, as community property, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 7th day of June, 2024.

Jane S. McDow, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jane S. McDow, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 7th day of June, 2024.

Carla L Lovell
Notary Public

My Commission Expires: 5/8/2028

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Jane S. McDow, Affiant

Subscribed and sworn to before me this 7th day of June, 2024.

Carla L Lovell
Notary Public

My Commission Expires: 5/8/2028

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2028

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 5/8/2028 (date of document).

Carla L Lovell

Carla Lovell

5/8/2028

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 7 day of June, 2024.

Erica L Martin

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

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