Karen Johnson Davidson County
Batch# 1145520 DEEDQC
06/11/2024 08:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240611-0043433

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Steven McGinigle & Madeleine McGinigle 1710 Shelby Avenue, Nashville, TN 37206	New owner	094-02-0-045.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **STEVEN MONROE MCGINIGLE** by these presents does hereby quitclaim and convey unto, **STEVEN MCGINIGLE AND MADELEINE MCGINIGLE, wife and husband,** their successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot NO. 91 On the Plan Of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the 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 Steven Monroe McGinigle by Warranty Deed from Joseph Katsaros, married, and Beatriz Elizabeth Katsaros and George Joseph Katsaros, wife and husband, of record at Instrument No. 20170228-0019956, dated 02/24/2017 and recorded 02/28/2017, in the Register's Office of Davidson County, Tennessee.

Being also known as 1710 Shelby Avenue, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 10th day of June, 2024.

Affiant

My commission expires: (Affix Seal) 5-9-26

Notary Public

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10 day of June, 2024.

Steven Monroe McGinigle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Steven Monroe McGinigle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10 day of June, 2024.

Notary Public

My Commission Expires: 9-9-26

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **June 10, 2024**.

Affiant Signature

June 10, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 10th day of June, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25