Karen Johnson Davidson County
Batch# 1162229 DEEDQC
07/25/2024 11:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240725-0056306

This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The MHG 2024 Trust **1239 Davidson Road** **Nashville, TN 37205**	**102-14-0-019.00** **102-14-0-020.00**	**New Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MARK H. GWALTNEY** ("Grantor"), by these presents does hereby transfer, release, relinquish, quitclaim, and convey unto **THE MHG 2024 TRUST U/T/A DATED** July 23, **2024** ("Grantee"), its successors, and assigns, all of Grantor's right, title, and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements (the "Property") more particularly described as follows, to-wit:

Tract I:
Being Lot No. 2 on the plan of the resubdivision of Lots Nos. 66, 67, 68, and 69 Crest Meade, Section II of record in Plat Book 4955, Page 81, as amended in Book 5210, Page 62, Register's Office Davidson County, Tennessee, to which plan reference is herby made.

Tract II:
Being Lot No. 3 on the plan of the resubdivision of Lots Nos. 66, 67, 68, and 69 Crest Meade Section II, of record in Plat Book 4955, Page 81, as amended in Book 5210, Page 62, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to MARK H. GWALTNEY and wife, SUZANNE H. GWALTNEY, by deed from JOE STANLEY BYRD, of record in Book 9976, Page 246 in the Register's Office of Davidson County, Tennessee, and further conveyed to MARK H. GWALTNEY from SUZANNE H. GWALTNEY in accordance with the Final Decree of Divorce of record in Instrument No. 20120229-0017468 in the Register's Office of Davidson County, Tennessee.

This is improved property on 1233, 1235, 1237, and 1239 Davidson Road, Nashville, Davidson County, Tennessee 37205.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank. Signature page follows.]

[Signature page to Quitclaim Deed]

In witness whereof, Grantor has caused this instrument to be dated and effective this 23 day of July, 2024.

GRANTOR:

MARK H. GWALTNEY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared MARK H. GWALTNEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of July, 2024.

Notary Public

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5/23/27

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me,
this 23rd day of July, 2024.

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC My Commission Expires: 5/23/27

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Travis Strickler 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 July 23, 2024 (date of document).

Affiant Signature

7-25-24
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25 day of July, 2024.

Notary's Signature

My Commission Expires: 11-2-26

