Karen Johnson Davidson County
Batch# 1172292 DEEDQC
08/20/2024 02:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240820-0063882

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00. Shawn R Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF August, 2024.

RUSSELL MCCANN NOTARY TENNESSEE NOTARY PUBLIC My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

My Commission Expires: _____

Notary Public

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
McDowell Family Trust	NEW OWNER	142-13-0B-100.00
1684 Glenridge Drive		
Nashville, TN 37221		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, Dan McDowell, Jr., and Deborah McDowell, husband and wife, Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, do hereby convey, remise, release and forever quitclaim unto the Trustees of the **McDowell Family Trust**, under agreement dated August 20, 2024, their heirs, successors, and assigns, my entire interest in and to that real property and improvements described as follows:

Land in Davidson County, Tennessee, being Lot No. 100 on the Final Plat, First Revision, Riverside, Phase 3, of record in Instrument Number 20010404-0032691, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dan McDowell, Jr., and Deborah McDowell, husband and wife, by Special Warranty Deed of record as Instrument 20160217-0014946, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 20 day of August, 2024.

Dan McDowell, Jr.
DAN MCDOWELL, JR.

Deborah McDowell
DEBORAH MCDOWELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dan McDowell, Jr., and Deborah McDowell, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of August, 2024.

My Commission Expires: _____

RUSSELL J. MCCANN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/14/25
COUNTY OF WILLIAMSON

_____
Notary Public

Certificate of Authenticity

I, Russell T. McCann, 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 8/20/24.

Date

Affiant Signature

8/20/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of August, 2024.

Notary's Signature

My Commission Expires: _____
Date

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON