This instrument was prepared by:
William Rodrick McCarty, Jr.
848 Battery Lane
Nashville, TN 37220

Once recorded, return to:
William Rodrick McCarty, Jr
848 Battery Lane
Nashville, TN 37220

Karen Johnson Davidson County
Batch # 1176148 DEEDQC
09/03/2024 09:00:58 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240903-0067278

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of $1.00 US Dollars ($ 1.00) in hand, paid to William Rodrick McCarty Jr. Living Trust, an unmarried individual with an address of 848 Battery Lane, Nashville TN 37220 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to William Rodrick McCarty Jr., an unmarried individual with an address of 848 Battery Lane, Nashville Tennessee 37220 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 13210004600

The property identified herein ☑ is -**OR**- ☐ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: William Rodrick McCarty Jr

Address: 848 Battery Lane, Nashville, Tennessee 37220

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Wm R McCarty Jr. Trustee Date: AUG 28, '24

Printed Name: William Rodrick McCarty Jr. TRUSTEE OF THE WILLIAM R McCARTY, JR LIVING TRUST

Grantor Signature: _____ Date: AUG 28, '24

Printed Name: _____

1st Witness Signature: _____ Date: 8/29/24

Printed Name: Maria Easter

2nd Witness Signature: _____ Date: 8/29/24

Printed Name: Sergio Hinojosa

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On August 29, 2024 before me, Briana Richardson,
personally appeared William Rodnck McCary Jr,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Briana Richardson

Printed Name Briana Richardson

My Commission Expires My Commission Expires September 2, 2024

BRIANA RICHARDSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(SEAL)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

LAND in Davidson County, Tennessee being Lot No. 3 on the plan of W.N.Farris Subdivision as of record in Book 1424, page 27, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate legal description. Being the same property conveyed to grantor by deed recorded as instrument No. 20110524-0039739. This is improved property commonly known as 848 Battery Lane, Nashville, Tennessee. Map-Parcel No. 132-10 46

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1,00.

Affiant

Subscribed and sworn before me, this 29th day of August, 2024

Notary

My Commission Expires
September 2. 2024

BRIANA RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY