Karen Johnson Davidson County
Batch # 1176430 DEEDQC
09/03/2024 02:37:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240903-0067751

THIS INSTRUMENT PREPARED BY:

Law Office of David A. Childress
717 Darden Place
Nashville, TN 37205
615.386.9235

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(viii)

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Ramsay Dagan McGee 3984 New Hwy 96 W Franklin, TN 37064	New Owner	106-13-0-007.00

TRUSTEE'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in connection with distribution of the Susan Estes McGee Revocable Trust pursuant to the terms of said trust, the undersigned,

TONI K. NEELEY, SUCCESSOR TRUSTEE of the Susan Estes McGee Revocable Trust

(herein referred to as "Grantor"), by these presents does hereby quitclaim unto

RAMSAY DAGAN MCGEE

(herein referred to as "Grantee"), Grantee's successors and assigns, all of Grantor's interest in a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" attached hereto and incorporated herein by reference, (the "Property").

This Property is improved property known as 1911 Hutton Drive, Nashville, Tennessee 37210.

This instrument and the interest hereby quitclaimed are subject to the same limitations, restrictions and encumbrances, and all other matters of record, as may affect the Property.

The legal description used herein is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of 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.

29th IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument this the day of August 2024.

Toni K. Neeley, as Successor Trustee of the Susan Estes McGee Revocable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONI K. NEELEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Successor Trustee of the Susan Estes McGee Revocable Trust, the within named bargainor, and that she as such Successor Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing her name as successor trustee of the Trust.

WITNESS my hand, at office, this 29th day of August 2024.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/9/2027

EXHIBIT "A"
(to Trustee's Quitclaim Deed)

Legal Description of the Property

Being Lot No. 106 on the Plan of Section One, Woodycrest, of record in Plat Book 1835, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Susan E. McGee to Susan Estes McGee, Trustee of the Susan Estes McGee Revocable Trust, dated January 13, 2022, of record in Instrument No. 20220125-0008986, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.