Karen Johnson
Batch # 1177471
09/04/2024 08:43:34 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240904-0067894

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Timothy R. Wilson 306 42nd Ave N. Nashville, TN 37209	Owner	115 11 0 086.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kevin McGinn**, hereinafter called the Grantor, do hereby Quitclaim unto **Timothy R. Wilson**, hereinafter called the Grantee, his successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot(s) 306, as shown on the map entitled the Plan of West Meade Farms, Inc., Section. "L"**, of record in Book 2133, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KEVIN McGINN AND TIMOTHY R. WILSON, AS TENANTS IN COMMON, by Warranty Deed from White Pines Building Group, LLC, a Tennessee limited liability company, filed on 08/12/2022, at Instrument No. 20220812-0092026, Davidson County Register of Deeds.

This is property commonly known as 6211 Brownlee Drive, Nashville, TN 37205.*
*Note: An address is not a legal description of real property.

Witness my hand, this 23RD **day of** August**, 2024:**

Kevin McGinn
Kevin McGinn

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kevin McGinn**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23 day of August, 2024:

Elizabeth H. Clarke
Notary Public

My Commission Expires: 3-3-26

Elizabeth H. Clarke STATE OF TENNESSEE NOTARY PUBLIC Davidson

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Rachael Jaffey

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23 DAY OF August, **2024**:

Elizabeth H. Clarke

Notary Public

My Commission Expires: 3-3-26

