Prepared By & Return To:
Matt McDonald, Attorney
Virtue Closing Services
5865 Ridgeway Center Pkwy, Suite 220
Memphis, TN 38120
(901) 833-5519

Karen Johnson
Batch # 1180823
09/12/2024 09:29:37 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240912-0070324

Name/Address of New Owner & Send Tax Bills To:
David A. McDonnell and Jamie D. McDonnell
7200 Goodlett Farms Pkwy, Cordova, TN 38016

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **JAMIE D. McDONNELL, Trustee of the JAMIE D. McDONNELL IRREVOCABLE TRUST dated June 7, 2018** ("Grantor"), does hereby quitclaim unto **DAVID A. McDONNELL and JAMIE D. McDONNELL, husband and wife, as tenants by the entirety** ("Grantee"), the following described real property situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 105 on the Plan of Royal Oaks Apartments, of record in Plat Book 5200, Page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowners Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5282, Page 972 in said Register's Office.

Assessor Parcel No.: 116 03 0B 105.00
Property Address: 4505 Harding Pike, Unit 105, Nashville, TN 37205

Being the same property conveyed to Grantor by way of warranty deed of record at Instrument No. 20191126-0122059 in said Register's Office.

NOTE: THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. NO TITLE EXAMINATION HAS BEEN CONDUCTED AND NO TITLE INSURANCE HAS BEEN ISSUED.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 11th day of September, 2024.

Jamie D. McDonnell, Trustee of the
Jamie D. McDonnell Irrevocable Trust dated June 7, 2018

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public in and for said State and County, **JAMIE D. McDONNELL, Trustee of the JAMIE D. McDONNELL IRREVOCABLE TRUST dated June 7, 2018**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and seal, at ~~office~~, this 11th day of September, 2024.

Notary Public

My commission expires: _____

MATTHEW J MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 04-15-2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer is **$0.00**.

Affiant

STATE OF TENNESSEE
COUNTY OF SHELBY

Sworn to and subscribed before me this 11th day of September, 2024.

Notary Public

My commission expires: _____

MATTHEW J MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 04-15-2028