Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

File #0240848584

Karen Johnson Davidson County
Batch # 1184666 DEEDQC
09/23/2024 09:11:55 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20240923-0073361

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is:
$-0-. M-Alexandra Beaman
Affiant

Subscribed and sworn to before me, this 16th day of September, 2024.

Tara Jones
Notary Public

My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Zeller McCarron and Richard Michael McCarron 988 Beech Bend Dr. Nashville, TN 37221	New Owner	156 01 0 008.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Andrew McCarron, married and Richard McCarron, married, as tenants in common** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **Michael Zeller McCarron, unmarried and Richard Michael McCarron, married, as tenants in common,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 817 on the Plan of SECTION FOUR, HARPETH WOODS of record in Plat Book 5200, Page 560, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew McCarron, married and Richard McCarron, married, as tenants in common, by Warranty Deed from James Hodge, unmarried, of record in Instrument No. 20230522-0038167, in the Register's Office of Davidson County, Tennessee, dated May 18, 2023, and recorded on May 22, 2023.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2024 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

This is improved property located at 988 Beech Bend Dr., Nashville, TN, 37221

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12 day of September, 2024.

Andrew McCarron

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Andrew McCarron, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of September, 2024.

Notary Public
My Commission Expires: _____

FRANCESCA M. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 26, 2025

This is improved property located at 988 Beech Bend Dr., Nashville, TN, 37221

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5 day of September, 2024.

Richard McCarron

STATE OF Maryland

COUNTY OF Worcester

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Richard McCarron, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of September, 2024.

LINDA J. DEARING NOTARY PUBLIC WORCESTER CO., MARYLAND

Linda J. Dearing
Notary Public
My Commission Expires: April 13, 2025