Karen Johnson
Batch # 1186147
09/25/2024 10:40:33 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240925-0074299

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 DANIEL MCGEE, AFFIANT Subscribed and sworn to before me, this 18th day of September 2024. NOTARY PUBLIC My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
DANIEL EMERSON MCGEE and NIKA FERDOWSI, CO-TRUSTEES 704 Spring House Circle Brentwood, TN 37027	New Owner	Map and Parcel No.: 160 11 0 009.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Daniel McGee and Nika Ferdowsi, husband and wife, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Daniel Emerson McGee and Nika Ferdowsi, Co-Trustees of the Amended and Restated Ferdowsi-McGee Family Trust, created September 18, 2024, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 704 Spring House Circle, Brentwood, TN 37027, and more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 73 on the Plan of A Resubdivision of Lots 72 and 73, Phase I, Hearthstone, of record in Plat Book 6050, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel McGee and Nika Ferdowsi, husband and wife, from Shirley H. Alston, unmarried, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20180118-0005157.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 18th day of September 2024.

Daniel McGee, Grantor

Nika Ferdowsi, Grantor

STATE OF TENNESSEE)

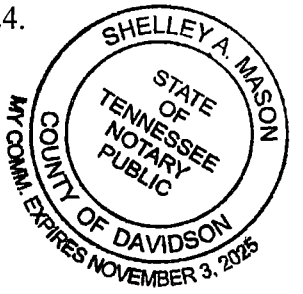
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office, this 18th day of September 2024.

Notary Public

My Commission Expires: 11-3-2025



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office, this 18th day of September 2024.

Shelley Mason

Notary Public

My Commission Expires: 11-3-2025

