This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (AJS)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1188247 DEEDQC
10/01/2024 09:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241001-0075829

QUITCLAIM DEED

Address New Owners:
James Philip McIntyre, Jr., Co-Trustee
Michelle Grace McIntyre, Co-Trustee
James and Michelle McIntyre Trust
79 Ravenwood Hills Circle
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
131 06 0C 059.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, James Philip McIntyre, Jr. and Michelle Grace McIntyre, husband and wife (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to James Philip McIntyre, Jr. and Michelle Grace McIntyre, and their successors in trust, as Co-Trustees of the James and Michelle McIntyre Trust dated August 13, 2024, a Tennessee tenants by the entireties trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 98, on the plan of Revised Plat of Burton Hills Village of Ravenwood Tract 20, as of record in Plat Book 6900, Page 363, amended in Book 7436 Page 795, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James Philip McIntyre, Jr. and Michelle Grace McIntyre, husband and wife as joint tenants, by Special Warranty Deed dated January 3, 2022, from Zillow Homes Property Trust, a Delaware Statutory Trust, of record at Instrument No. 20220113-0005004, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 79 Ravenwood Hills Circle, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust. Pursuant to Tennessee Code Annotated §35-15-510, all property contributed to the Trust and proceeds from such property shall be deemed to be held as tenants by the entirety.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 13th day of August, 2024.

James Philip McIntyre, Jr., Grantor

Michelle Grace McIntyre, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared James Philip McIntyre, Jr., Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 13th day of August, 2024.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Michelle Grace McIntyre, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 13th day of August, 2024.

Andrea J. Sinclair
Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

James Philip McIntyre, Jr., Affiant

Subscribed and sworn to before me this 13th day of August, 2024.

Notary Public

My Commission Expires: 9-8-2025

ANDREA J. SINCLAIR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2025

CERTIFICATE OF AUTHENTICITY

I, Andrea J. Sinclair, hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 13, 2024.

Andrea J. Sinclair

Andrea J. Sinclair

Oct. 1, 2024

Date

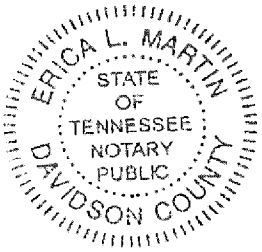
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 1st day of October, 2024.

Erica L. Martin

Notary Public

My Commission Expires: 07.07.2025



NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE