PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

Karen Johnson Davidson County
Batch# 1198436 DEEDQC
10/30/2024 07:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241030-0083213

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Deborah A McNamara
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2024.

Notary Public
My Commission Expires 3/7/27

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Deborah A. McNamara Living Trust **6029 Hagars Grove Pass** **Hermitage, TN 37076**	**Same**	**098 10 0A 021.00**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Deborah Ann McNamara has bargained and sold, and does hereby conveys, remises, releases and forever quitclaims unto Deborah A. McNamara, Trustee of the Deborah A. McNamara Living Trust dated November 11, 2014, and amended on October 23 2024, her successors and/or assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot Number 49, Phase One, Hagars Grove, RS15 Cluster Lot Subdivision, of record in Instrument Number 20040614-0069738, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Deborah Ann McNamara by deed form James Patterson and Jennifer Elaine Patterson, husband and wife, of record in Instrument No. 20201022-0122803, Register's Office for Davidson County, Tennessee.

This is improved property known as 6029 Hagars Grove Pass, Hermitage, Tennessee 37076.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 23 day of October, 2024.

Deborah Ann McNamara

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Ann McNamara the bargainor(s), 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 Brentwood, Tennessee, this 23rd day of October, 2024.

Notary ~~Public~~

My Commission expires 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Emily Hobby, do 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 this 23rd day of Oct. 2024

Emily Hobby

Dated October 25, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Emily Hobby who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 25th day of October, 2024

My commission expires: 4/1/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY