Karen Johnson
Batch # 1198809
10/30/2024 02:31:14 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241030-0083701

Prepared by and Return to:

Tommy C. Estes
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

TRUSTEE'S QUITCLAIM DEED

ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Laura J. McBee 427 Lynnwood Drive Nashville, TN 37205	Laura J. McBee 427 Lynnwood Drive Nashville, TN 37205	Map-116 Group-15 Parcel-58

Mary Elizabeth McBee (a.k.a. Mary K. McBee) (hereinafter referred to as the "Decedent") died on June 22, 2022, leaving a Last Will and Testament dated December 29, 2015. The Last Will and Testament was admitted to probate on September 1, 2022, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 22P1294. Mary Elizabeth McBee created a certain trust under her Last Will and Testament, said trust to be known as the Mary Elizabeth McBee Family Trust U/W dated December 29, 2015. Decedent's husband, John Edward McBee, and Decedent's daughter, Laura J. McBee, were the initial Co-Trustees. The Co-Trustee, John Edward McBee, passed away on October 30, 2024, leaving Laura J. McBee as the only surviving Trustee. As a result of the death of John Edward McBee, the Trustee wishes to implement the plan of disposition for such property provided for in the said Mary Elizabeth McBee Family Trust.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Laura J. McBee, the soleTrustee of the Mary Elizabeth McBee Family Trust (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said Trust, does hereby quitclaim and convey unto Laura J. McBee, individually, (hereinafter referred to as "Grantee"), her successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County,

Tennessee, to-wit:

Being lot No. 75-A on the Plan of Royal Oaks Re-subdivision, as of record in book 974, pages 4 and 5, Register's Office for said County.

Said lot No. 75-A fronts 100 feet on the westerly side of Lynnwood Boulevard and runs back 301.2 feet on the northerly line and 302.4 feet on the southerly line, to the easterly line of lot No. 76-A measuring 100 feet thereon.

Being the same property conveyed to John Edward McBee and Laura J. McBee, Co-Trustees of the Mary Elizabeth McBee Family Trust by Personal Representative's Quitclaim Deed, from Laura J. Mcbee, Personal Representative of the Estate of Mary Elizabeth McBee, of record on November 7, 2022 in Instrument Number 20221107-0119513, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 427 Lynnwood Boulevard, Nashville, Tennessee 37205.

The legal description stated above has been taken from the prior Quitclaim Deed conveying the interest in said property to the initial Co-Trustees of the Mary Elizabeth McBee Family Trust U/W dated December 29, 2015. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS MY HAND this 24 day of October, 2024.

Mary Elizabeth McBee Family Trust, Grantor

By: _____

Laura J. McBee, Trustee

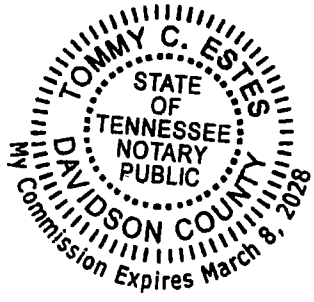
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of October, 2024, before me personally appeared L, to me known or proved to me aura J. McBee on the basis of satisfactory evidence to be the person described herein and who executed the foregoing instrument for the purposes therein contained as Trustee of the Mary Elizabeth McBee Family Trust and acknowledged that she executed the same as her free act and deed for and on behalf of said Trust.

WITNESS MY HAND and notarial seal.

Tommy C. Estes

Notary Public
My Commission Expires: 03-08-2028



This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(1)(C)(viii).