Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
William Michael McSurdy, Trustee **715 Benson Street** **Nashville, TN 37206**	**083 06 0 232.00**	**SAME**

Karen Johnson Davidson County
Batch # 1199467 DEEDQC
10/31/2024 11:14:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241031-0084315

This instrument prepared by: Carter Shelton Jones, PL
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **William Michael McSurdy** (the "Grantor") by these present hereby transfers, assigns, and quitclaims to **William Michael McSurdy, Trustee of the William Michael McSurdy Revocable Trust dated September 18, 2024** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **715 Benson Street, Nashville, TN 37206**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 18th day of September, 2024.

KATIE CESERETTI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: June 20, 2027

PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

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

WILLIAM MICHAEL MCSURDY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Michael McSurdy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 18th day of September, 2024.

Notary Public

My Commission Expires:
June 20, 2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 12 and the southerly 10 feet of Lot No. 13 on the Plan of Olivia W. Sharpe's Addition to Nashville, as of record in Book 332, page 17, Register's Office for said County.

Said Lot No. 12 and the part of Lot No. 13 front together 60 feet on the easterly side of Benson Avenue and runs back between parallel lines 175 feet to an alley.

This conveyance is subject to: All Matters shown on the Plan of record in Book 332, page 17, said Register's Office.

BEING the same property conveyed to William Michael McSurdy from Helen Juanita Stephens, unmarried, by warranty deed filed for record on May 28, 2024, Instrument Number 20240528-0039476, as of record in the Register's Office for Davidson County, Tennessee.