Karen Johnson Davidson County
Batch# 1202921 DEEDQC
11/08/2024 09:30:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20241108-0087197

PREPARED BY AND RETURN TO:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, PC
Attn.: Steve K. Wood, Esq.
1600 West End Avenue, Suite 2000
Nashville, Tennessee 37203

Name and address of owner:	Send tax bills to:	Map Parcel Number:
Mark Edwin Buchanan and Suzanne Jordan Buchanan, Co-Trustees 8208 Holly Road Brentwood, TN 37027	Mark Edwin Buchanan and Suzanne Jordan Buchanan, Co-Trustees 8208 Holly Road Brentwood, TN 37027	172 03 0B-056.00

QUITCLAIM DEED

WHEREAS, Mark Edwin Buchanan, as Trustee of the Mark E. Buchanan Revocable Trust U/A/D November 1, 2018, and Suzanne Jordan Buchanan, as Trustee of the Suzanne J. Buchanan Revocable Trust U/A/D November 1, 2018, acquired the property more particularly described herein by Quitclaim Deed dated August 27, 2019 from Mark E. Buchanan, recorded September 18, 2019 as Instrument Number 20190918-0094443 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Mark Edwin Buchanan and Suzanne Jordan Buchanan, as Trustees aforesaid, desire to make this Quitclaim Deed and cause it to be recorded in said Register's records.

NOW, THEREFORE, MARK EDWIN BUCHANAN, AS TRUSTEE OF THE MARK E. BUCHANAN REVOCABLE TRUST U/A/D NOVEMBER 1, 2018, and SUZANNE JORDAN BUCHANAN, AS TRUSTEE OF THE SUZANNE J. BUCHANAN REVOCABLE TRUST U/A/D NOVEMBER 1, 2018 ("Grantors") quitclaim to MARK EDWIN BUCHANAN and SUZANNE JORDAN BUCHANAN, CO-TRUSTEES OF THE MARK AND SUZANNE BUCHANAN COMMUNITY PROPERTY TRUST DATED November 4th, 2024 ("Grantees"), their successors and assigns, all of Grantors' right, title, and interest in and to the following described property (the "Property"), to wit:

Located in Davidson County, Tennessee, being Lot No. 56 on the Plan of Woodlands Subdivision, Phase 2 of record in Plat Book 6900, page 635 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Subject to such restrictions, encumbrances, and limitations as may affect the premises.

Subject to governmental zoning and subdivision ordinances or regulations in effect thereon.

BEING THE SAME property conveyed by Quitclaim Deed dated August 27, 2019 from Mark Buchanan and Suzanne Buchanan to Mark Edwin Buchanan, Trustee of the Mark E. Buchanan Revocable Trust U/A/D November 1, 2018, and Suzanne Jordan Buchanan, Trustee of the Suzanne J. Buchanan Revocable Trust U/A/D November 1, 2018, recorded

September 18, 2019 as Instrument Number 20190918-0094443 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 617 Magnolia Lane, Nashville, Tennessee 37211.

The undersigned acknowledge that this deed was prepared from information in prior deeds, that no request was made that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC perform a title examination, and that Baker, Donelson, Bearman, Caldwell & Berkowitz, PC shall have no liability for the status of the title to the property or for the accuracy of such information.

[Continued on following page.]

IN WITNESS WHEREOF, Grantors have executed this deed as of the 4th day of November, 2024.

GRANTORS:

Mark Edwin Buchanan
Trustee of the Mark E. Buchanan Revocable Trust
U/A/D November 1, 2018

Suzanne Jordan Buchanan
Trustee of the Suzanne J. Buchanan Revocable Trust
U/A/D November 1, 2018

[Notary signatures appear on following page.]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for said State and County, Mark Edwin Buchanan, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be Trustee of the Mark E. Buchanan Revocable Trust U/A/D November 1, 2018, the within named Grantor, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing his name in such capacity.

WITNESS my hand and seal at office this 4th day of November, 2024.

Notary Public

Commission Expires: 3-9-2027

NICHOLAS A. DEDIKER
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for said State and County, Suzanne Jordan Buchanan, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be Trustee of the Suzanne J. Buchanan Revocable Trust U/A/D November 1, 2018, the within named Grantor, and that she, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing her name in such capacity.

WITNESS my hand and seal at office this 4th day of November, 2024.

Notary Public

Commission Expires: 3-9-2027

NICHOLAS A. DEDIKER
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(4).

Name: ANN BUCHANAN
Trustee / Grantee

Sworn to and subscribed before me this
4th day of November, 2024.

Notary Public

Commission Expires: 3-5-2027

NICHOLAS A. DEIDIKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2027

4896-1899-9542
4896-1899-9542v1 2928923-000001 11/04/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that there is no consideration for this transfer and that there is no transfer tax due pursuant to the provisions of Tennessee Code Annotated §67-4-409(a)(4).

Suzanne Jordan Buchanan
Name: SUZANNE Jordan Buchanan
Trustee / Grantee

Sworn to and subscribed before me this
4th day of November, 2024.

Notary Public

Commission Expires: 3-9-2027

NICHOLAS A. DEIDIKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

4896-1899-9542
4896-1899-9542v1 2928923-000001 11/04/2024

Tennessee Certification of Electronic Document

I, Steven K. Wood, 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 11/4/2024 (date of document).

Affiant Signature

11 - 04 - 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/9/27

NOTARY'S SEAL

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 9, 2027