ADDRESS NEW OWNER AS:
William T. & Katie L. McMahan
1609 McMahan Hollow Rd.
Plesant View, TN 37146

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map & Parcel 033 00 0 039.00

No Title Examination, No Closing Deed Prepared from Information Furnished by the Parties

Karen Johnson Davidson County
Batch# 1205349 DEEDQC
11/14/2024 12:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241114-0088834

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **UNIQUE RESTORATIONS, LLC**, a Tennessee Limited Liability Company, hereinafter called the Grantor, does hereby quitclaim and convey unto **WILLIAM T. MCMAHAN** and **KATIE L. MCMAHAN**, husband and wife, hereinafter called the Grantees, all of its right, title and interest in and to a certain tract or parcel of land situated the 10th Councilmanic District of Davidson County, Tennessee, described as follows, to wit:

Land lying in the 10th Councilmanic District of Davidson County, Tennessee, and located on the north margin of Dickerson Road and described according to a survey by John Kohl & Company dated May 10, 1983 and described as follows:

Beginning at an iron pin in the north margin of Dickerson Road, being the southeast corner of John T. Killingsworth's property as recorded in Book 3499, page 57, Register's Office for said County; and the southwest corner of this described tract; thence, leaving said margin North 01 deg. 30' East 260.45 feet to an iron pin; said corner being the northwest corner of Hubert L. Worrell property as recorded in Book 4073, page 783, Register'*s Office for said County; and the east line of Killingsworth; thence, leaving Killingsworth's east line along Worrell's west line South 39 deg. 27' 53" West 202.51 feet to an iron pin located in the north margin of Dickerson Road; thence, along said margin South 52 deg. 30' west 170.83 feet to the point of beginning, containing 17,288 square feet (0.40 acres) more or less.

Being the same property conveyed to Unique Restorations, LLC, a Tennessee Limited Liability Company, by deed from Debra M. Cobb and Thomas Dale Cobb, wife and husband, of record as Instrument No. 20240405-0024186, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set hand and seal the day and year shown in the notary acknowledgements below.

UNIQUE RESTORATIONS, LLC

BY: _____
WILLIAM T. McMAHAN, Member

UNIQUE RESTORATIONS, LLC

BY: _____
KATIE L. McMAHAN, Member

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **William T. McMahan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Unique Restorations, LLC, the within named bargainor, a Limited Liability Company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as such Member.

Witness my hand and official seal at office, this 14th day of November, 2024.

My Commission Expires: _____ _____
NOTARY PUBLIC/Register

RHONDA DAVENPORT NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires 3/21/2028

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Katie L. McMahan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member of Unique Restorations, LLC, the within named bargainor, a Limited Liability Company, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by herself as such Member.

Witness my hand and official seal at office, this 14th day of November, 2024.

My Commission Expires: _____ _____
NOTARY PUBLIC/Register

RHONDA DAVENPORT NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY My Commission Expires 3/21/2028

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $ 0 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 14th day of November, 2024.

My Commission Expires:

RHONDA DAVENPORT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 3/21/2028

NOTARY PUBLIC/Register

Certificate of Authenticity

I, Gary L. Dilliha, 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 11-14-2024.

Date

Affiant Signature

11-14-2024
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 14th day of November, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

