NEW OWNER:
Max Frederick Bareiss, Trustee of
Remington Van Ashton Trust
1417A Meridian St.
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY:
Carolyn Christoffersen, Attorney At Law
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch # 1207385 DEEDQC
11/21/2024 08:23:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241121-0090779

SEND TAX BILLS TO:
Max F Bareiss, Trustee of
Remington Van Ashton Trust
PO Box 8386
Hermitage, TN 37076

File No. 24-0163

Prepared from information supplied by the parties; No title work performed or tax advice given.

Map/Parcel:
052-07-0-064.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bancroft O'Quinn**, does hereby convey his interest in the below property unto **Max Frederick Bareiss, Trustee of The Remington Van Ashton Trust, under agreement dated October 30, 2024**, its heirs and assigns, forever, all of his right, title and interest in and to the following tracts or parcels of land, situate and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section Four, Madison Heights of record in Plat Book 2330, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bancroft O'Quinn by Special Warranty Deed from Wachovia Bank, National Association, formerly known as First Union National Bank, as trustee by Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc., dated August 22, 2008 and of record in Instrument No. 20080905-0090986, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1028 Neelys Bend Road, Madison, TN 37115.

WITNESS SIGNATURE(S) this 30th day of October, 2024.

Bancroft O'Quinn, Jr., M.D.,
Trustee of the Troy Harbour Trust

GEORGINA DEPALMA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Bancroft O'Quinn, Jr., M.D., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the Trustee of the Troy Harbour Trust, the within-named bargainor, and as such authorized Trustee, being given the authority to so do, executed the within instrument on behalf of the Trust by signing his name as such authorized Trustee.

WITNESS my hand and official seal at office, this 30th day of October, 2024 .

NOTARY PUBLIC

My commission expires: 1/30/2027

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me, this the 30th day of October, 2024.

Notary Public

My commission expires: 1/30/2027

GEORGINA DEPALMA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON