Karen Johnson Davidson County
Batch # 1212622 DEEDQC
12/04/2024 01:51:23 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241204-0094253

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
717 Darden Place
Nashville, TN 37205
615.386.9235

THIS CONVEYANCE IS EXEMPT FROM THE TRANSFER TAX UNDER TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(1)(C)(vi)

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Patrick A. McMakin, Trustee 109 Allendale Drive Nashville, TN 37205	New Owner	130-01-0-012.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

PATRICK A. MCMAKIN, SR., married,

by these presents does hereby quitclaim unto

PATRICK A. MCMAKIN, as Trustee of the Patrick A. McMakin Trust dated November 6, 2024,

its successors and assigns, with full power to convey, sell, mortgage, lease or otherwise transfer or encumber without the joinder or consent of any beneficiary, all of his interest in and to certain tract or parcel of land, together with all improvements located thereon, situated in Davidson County, Tennessee (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of West Meade Farms, Section 3, as of record in Plat Book 1835, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed by Special Warranty Deed from DANIEL ALLEN BROOKS and CUMBERLAND TRUST AND INVESTMENT COMPANY, collectively, "Trustee" of the Sam Allen Brooks, Jr., GST Tax Exempt Trust for Elizabeth Ashley Brooks, dated June 04, 1999, to PATRICK A. MCMAKIN, SR., dated February 17, 2009,

of record in Instrument No. 20090227-0017410, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby quitclaimed are subject to the same limitations, restrictions and encumbrances as may affect the Property.

The Property is improved property known as 109 Allendale Drive, Nashville, Tennessee 37209.

Patrick A. McMakin and Patrick A. McMakin, Sr. are one and the same person.

This legal description used herein is prepared from information furnished to the preparer without the benefit of a title examination; and no representation as to the accuracy thereof is made, intended or to be implied. The preparer of this instrument makes no representation as to the status of the title of the property described and quitclaimed herein.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

KELLY R. MCMAKIN, wife of PATRICK A. MCMAKIN, SR., joins in the execution of this deed for the purpose of waiving and conveying any marital rights she may have in the property interest hereby conveyed.

WITNESS our hands this 25th day of November 2024.

PATRICK A. MCMAKIN, SR.

KELLY R. MCMAKIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, PATRICK A. MCMAKIN, SR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of November 2024.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/9/2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, KELLY R. MCMAKIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of November 2024.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/9/2027