Prepared by and return to:
Baker, Donelson, Bearman, Caldwell
& Berkowitz, P.C.
Attn.: Charles C. McLaurin, Esq.
1600 West End Avenue, Suite 2000
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1224876 DEEDQC
01/09/2025 11:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250109-0001940

Name and address of owner:	Send tax bills to:	Map Parcel Number:
Lindsey K. Magner, Trustee 909 Manila Avenue Nashville, TN 37206	Lindsey K. Magner, Trustee 909 Manila Avenue Nashville, TN 37206	082-04-0-419.00

QUITCLAIM DEED

WHEREAS, Lindsey K. Magner acquired the property more particularly described herein by Warranty Deed dated November 16, 2021 from Cindy Baines and Timothy Baines, wife and husband, and Meagan Marie Webb and Dusty Ray Webb, wife and husband, recorded November 17, 2021 as Instrument Number 20211117-0153031 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Lindsey K. Magner desires to make this Quitclaim Deed and cause it to be recorded in said Register's records.

NOW, THEREFORE, LINDSEY K. MAGNER ("Grantor") quitclaims to LINDSEY K. MAGNER, TRUSTEE OF THE SECOND AMENDMENT AND RESTATEMENT OF LINDSEY B. KEVER TRUST dated January 9, 2025, her successors and assigns as their interest may appear, all of Grantor's right, title, and interest in and to the following described property, to wit:

Located in Davidson County, Tennessee, being Lot No. 1 on the Plat of Resubdivision of Lot 5 of the Resubdivision of James Burns Subdivision of record as Instrument No. 20200224-0020358 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property.

Being the same property conveyed to Lindsey K. Magner by Warranty Deed dated November 16, 2021, recorded November 17, 2021 as Instrument Number 20211117-0153031 in the Register's Office of Davidson County, Tennessee.

The undersigned acknowledges 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.

IN WITNESS WHEREOF, Grantor has executed this deed as of the 9TH day of January, 2025.

GRANTOR:

Lindsey K. Magner

STATE OF Tennessee
COUNTY OF Davidson

Before the undersigned Notary Public in and for the State and County aforesaid, personally appeared Lindsey K. Magner, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of January, 2025.

Notary Public

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

Commission Expires: 3/9/27

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).

Lindsey K. Magner, Trustee

GRANTEE

Sworn to and subscribed before me this
9th day of January, 2025.

Notary Public

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

Commission Expires: 3/9/27

4890-9544-1147v.1
4890-9544-1147v1

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 01|09|2025 (date of document).

Affiant Signature

01|09|2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of January, 2025.

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