This Instrument prepared by:
Darleen Loch
Legacy Legal Services
410 S. University Avenue
Provo, UT 84601

Karen Johnson Davidson County
Batch # 1228272 DEEDQC
01/21/2025 08 25 50 AM 4 pgs
Fees $22 00 Taxes $0 00



20250121-0004174

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 12 day of December, 20 24, by the Grantor,
Debra McCullough
115 Welshwood Court, Goodletsville, TN, 37072
of Davidson County

to the Grantee,
DEBRA CAROLE MCCULLOUGH, Trustee, or their successors in Trust, under The Debra Carole McCullough Revocable Living Trust, dated 11/13/2024, and any amendments thereto.
115 Welshwood Court, Goodletsville, TN, 37072

WITNESSETH, That the said Grantor, for $10.00 (Ten dollars)
the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in Davidson County, State of Tennessee, to wit:

See attached EXHIBIT A

Commonly known as: 115 Welshwood Court, Goodletsville, TN, 37072
Parcel Identification: 026-07-0-062.00

Source of title: Being that same Warranty Deed recorded as Document No. 20120620-0054233 on 06/20/2012, in the records of the Clerk of the Courts of Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Debra McCullough
Grantor

STATE OF TENNESSEE }
COUNTY OF Davidson }

On this 12th day of December, 2024, before me, Jake Butler, personally appeared Debra McCullough, who proved to me on the basis of satisfactory evidence to be the person whose names are subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Signature



Oath of Consideration

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Debra McCullough

Debra McCullough, Affiant 1

STATE OF TENNESSEE }
COUNTY OF Davidson }

Subscribed and sworn before me this the 12th day of December, 2024

Notary Public
My commission expires: 05/24/2028

JACOB BUTLER
TENNESSEE NOTARY PUBLIC
My Comm Exp 05/24/2028
COUNTY OF SUMNER

The following information is not a part of this Deed

Property Address·
115 Welshwood Court
Goodletsville, TN, 37072

Owner's Name and Address.
Debra McCullough
115 Welshwood Court
Goodletsville, TN, 37072

Parcel Number. 026-07-0-062.00

Mail Tax Bills to:
Debra McCullough
115 Welshwood Court
Goodletsville, TN, 37072

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Windsor Green, Phase I, Section III, of record in Book 6250, Page 46, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Bank of New York Mellon fka The Bank of New York as Trustee for The Certificate holders of CWALT, Inc., Alternative Loan Trust 2005-50CB, Mortgage Pass-Through Certificate Series 2005-50CB, by Substitute Trustee's Deed from Recontrust Company, N.A., as Substitute Trustee, dated January 9, 2012, recorded January 17, 2012, in Instrument No. 20120117-0004309, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 115 Welshwood Court, Goodlettsville, TN 37072.