Karen Johnson Davidson County
Batch# 1228506 DEEDQC
01/21/2025 11:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250121-0004454

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Bradley Alan MacLean, Trustee, Affiant Subscribed and sworn to before me, this 9th day of January, 2025. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Bradley Alan MacLean and/or Cynthia Wood MacLean, Trustees 1702 Villa Place Nashville, TN 37212	SAME	104-08-0-390.00

ALICE M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cynthia Wood MacLean, Trustee of the Cynthia Wood MacLean Revocable Trust** and **Bradley Alan MacLean, Trustee of the Bradley A. MacLean Revocable Trust, as equal tenants in common,** hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a

revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Bradley Alan MacLean and/or Cynthia Wood MacLean, Trustees of the Bradley & Cynthia MacLean Living Trust, established by the Revocable Trust Agreement of Bradley Alan MacLean and Cynthia Wood MacLean dated January 9, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 9th day of January, 2025.

Cynthia Wood MacLean, Trustee of the Cynthia Wood MacLean Revocable Trust

Bradley Alan MacLean, Trustee of the Bradley A. MacLean Revocable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bradley Alan MacLean and Cynthia Wood MacLean, Trustees, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

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

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the North 60 feet of Lot No. 61 on the Plan of 0. B. Hayes Large Lots, called Rokeby of record in Plat Book 21, 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.

Said Part of Lot No. 61 fronts 60 feet on the Easterly side of Villa Street, and runs back parallel lines 159.47 feet, more or less, to a point half way between said Street and 15th Avenue South.

Being the same property conveyed to the Cynthia Wood MacLean Revocable Trust and the Bradley A. MacLean Revocable Trust, as tenants in common, by deed from Jan Watson, a married man, of record in Instrument No. 201611211-0122828 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1702 Villa Place, Nashville, TN 37212.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 1/9/25.

1/21/25
Date

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of January, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

