(1)

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1232909 DEEDQC
02/03/2025 10 46 28 AM 2 pgs
Fees $12 00 Taxes $0 00
20250203-0007894

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act.

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 28th day of January, 2025

Notary Public: _____

My Commission Expires: _____

Address of New Owner:	**Send Tax Bills To:**	**MAP/PARCEL:**
Little River Ventures LLC 408 Landon Drive Nashville, TN 37220	Same as New Owner	1600040/A/00100CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Matthew McKinney and Kara McKinney, Co-Trustees of the McKinney Joint Revocable Trust, dated August 29, 2023,** (hereinafter referred to as "**GRANTOR**") do hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Little River Ventures, LLC, a Tennessee limited liability company** (hereinafter referred to as "**GRANTEES**"), in and to the following described tracts of land:

LAND in Davidson County, Tennessee, being Unit 5223 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions of the 5225 Stallworth Drive Commons, a Horizontal Property Regime with private elements of record in Instrument No 20230815-0063628, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit

Being the same property conveyed to Matthew McKinney, a married person, by Warranty Deed dated July 22, 2022, from Candace M Campbell, unmarried, of record in Instrument No 20220727-0085596, Register's Office for Davidson County, Tennessee Being the same property conveyed to Matthew McKinney and Kara McKinney, Co-Trustees of the McKinney Joint Revocable Trust, dated August 29, 2023 by QuitClaim Deed from Matthew McKinney, a married person, dated February 27, 2024, of record in Instrument No 20240229-0013935, Register's Office for Davidson County, Tennessee

This is improved property located on 5223 Stallworth Drive, Nashville, TN 37220.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 28th day of January, 2025

McKinney Joint Revocable Trust
dated August 29, 2023

Matthew McKinney, Trustee and Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Matthew McKinney and Kara McKinney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed this instrument for the purposes contained therein.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of January, 2025.

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

Notary Public

My Commission Expires: