Karen Johnson Davidson County
Batch# 1237998 DEEDQC
02/18/2025 10:06:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250218-0011685

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, 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--.

John Wellington McMahan, Jr., Affiant

Subscribed and sworn to before me, this 10th day of February, 2025.

Notary Public
My Commission Expires: _____

CHARLES NELSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10/02/2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
John Wellington McMahan, Jr. Trustee 1817 Old Hickory Blvd. Brentwood, TN 37027	SAME	158-00-0-081.00

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, **John Wellington McMahan, Jr.**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest

in the subject real property to a revocable inter-vivos (living) trust established by the Grantor hereby remises, releases and quitclaims all of the Grantor's 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 **John Wellington McMahan, Jr., Trustee of the John Wellington McMahan, Jr. Living Trust, established by the Revocable Trust Agreement of John Wellington McMahan, Jr. dated February 10, 2025**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's 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 my hand this 10th day of February, 2025.

John W. McMahan Jr.

John Wellington McMahan, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Wellington McMahan, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 10th day of February, 2025.

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No, 2 on the Plan of Laurelwood of record in Book 4460, page 121, Register's Office for said County, to which plan reference is hereby made for a complete description.

Being the same property conveyed to John W. McMahan, Jr., by deed from Christy R. McMahan, of record as Instrument No. 20091014-0095200, Register's Office for Davidson County, Tennessee.

John Wellington McMahan, Jr., and John W. McMahan, Jr., are one and the same person.

This is improved property known as 1817 Old Hickory Boulevard, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 February 10, 2025.

February 17, 2025
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of February, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

