QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1238164 DEEDQC
02/18/2025 02:43:00 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250218-0011876

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4.19.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross H. McLaren, Trustee of the Ross H. McLaren Revocable Living Trust	New Owner	Map: 83-9 Parcel: 290
(NAME) 1409 Ordway Place	(NAME)	
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Ross Howlett McLaren, ("Grantor")**, does hereby release, quit claim and convey unto **Ross H. McLaren, Trustee of the Ross H. McLaren Revocable Living Trust U/A dated December 19, 2017, ("Grantee")**, all of Grantor's interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 5 on the Plan of a Subdivision of the Hollins Home Place, Block "A" of record in Book 547, Page 115, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ROSS HOWLETT MCLAREN by SHAOLU HSU MCLAREN, by Quitclaim Deed of record in Instrument Number 20171027-0110597, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the recorded plan, lawful and applicable easements, restrictions and covenants of record applying to the within described property.

This improved property is known as 1409 Ordway Place, Nashville, Tennessee 37206.

The legal description contained herein is the same as that contained in the previous deed of record.

WITNESS MY HAND this 18th day of February, 2025.

Ross Howlett McLaren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18 day of February, 2025, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ross Howlett McLaren**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Notary Public

Commission expires: 4.19.27

RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON