Karen Johnson
Batch # 1241752
02/27/2025 09 31 00 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250227-0014489

This instrument prepared by:
Mark W. Honeycutt II
Studio Title, Inc.
20 Music Circle East
Nashville, Tennessee 37203

QUITCLAIM DEED

Name & Address of New Owner:	Send Tax Bills To:	Map/Parcel IDs:
McPherson Charitable Trust Cadence Trust, Trustee 1000 Union University Dr. Jackson, TN, 38305	Same	119-09-0-221.00

Exempt: Tenn. Code Ann. § 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and per statute no transfer tax is due.

FOR AND IN CONSIDERATION of the sum of zero dollars ($0.00), the receipt of which is acknowledged, and other good and valuable considerations I, **W. H. McPherson,** unmarried, whose address is 1109 Lipscomb Drive, Brentwood, TN 37027, as Grantor, by these presents do hereby quitclaim and convey unto **McPherson Charitable Trust**, under agreement dated January 31, 2023, the property commonly known as 2911 Harlin Drive, Nashville, TN 37211, all right, title, interest and claim in certain real property located in Davidson County, Tennessee, more particularly described as:

The land is described as follows:

Land in Davidson County, Tennessee, being Lot(s) 82, as shown on the Plan of Revision of H. G. McNabb Subdivision, of record in Book 6200, page 874, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to W. H. MCPHERSON, AN UNMARRIED MAN, by deed from CHARLES K. MOORE AND WIFE, ALMA GOWER MOORE AND JAMES W. GOWER AND WIFE, JEWEL DYCE GOWER, of record in Book 5830, page 108, dated December 1, 1981, said Register's Office.

This is improved property known as. 2911 Harlin Drive, Nashville, TN 37211

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law or otherwise, concerning the condition of the title of the property prior to the date Grantor acquired title.

Said property is conveyed subject to all such easements, covenants, conditions, limitations, restrictions and encumbrances as may affect the premises.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) all applicable governmental and/or zoning regulations; and (3) taxes and assessments not yet due and payable; and (4) rights of tenants in possession and assumed by the Grantee herein.

WITNESS the signature of the said Grantor the 17th day of February, 2025

W. H. McPherson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **W. H. McPherson,** to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 17th day of **February, 2025.**

KELLIE HIGHFILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My commission expires: 3/3/25