Karen Johnson Davidson County
Batch # 1241752 DEEDQC
02/27/2025 09 31 00 AM 2 pgs
Fees $12 00 Taxes $0 00
20250227-0014491

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	119-03-0-223.00

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, **William 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**, the property commonly known as 2915 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) 80, as shown on the Plan of Revision of certain lots in the H. G. McNabb Subdivision, of record in Book 1130, page 79, 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 WILLIAM H. MCPHERSON, by deed from METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, of record in Book 9256, page 314, dated February 22, 1994, said Register's Office.

This is improved property known as: 2915 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.

William H. McPherson

William 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 **William 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

Kellie Highfill
Notary Public
My commission expires 3/3/25