Karen Johnson Davidson County
Batch# 1242629 DEEDQC
03/03/2025 03:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250303-0015793

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Nicholas P. McGinn, Trustee, Affiant Subscribed and sworn to before me, this 18th day of February, 2025. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Nicholas P. McGinn and Melanie Watley McGinn, Trustees 702 Greeley Drive Nashville, Tennessee 37205	SAME	115 04 0 047.00

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

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, **Nicholas P. McGinn and wife, Melanie Watley McGinn**, hereinafter called the Grantors, for the purpose of transferring the

Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Nicholas P. McGinn and Melanie Watley McGinn, Trustees of the Nicholas & Melanie McGinn Living Trust, established by the Revocable Trust Agreement of Nicholas P. McGinn and Melanie Watley McGinn dated February 18, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' 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 our hands this 18th day of February, 2025.

Nicholas P. McGinn

Melanie Watley McGinn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicholas P. McGinn and Melanie Watley McGinn, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of February, 2025.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 206 on the plan of Hillwod Estates, Section 10, of record in Book 2331, pages 95 and 96, Register's Office for said County.

Said Lot No. 206 fronts 175 feet on the northeasterly margin of Greeley Drive and extends back 299.4 feet on the northwesterly line and 304 feet on the broken southeasterly line to a dead line in the rear, measuring 149.1 feet thereon.

Being the same property conveyed to Nicholas P. McGinn and wife Melanie W. McGinn by deed from Carol B. Melley, of record in Book 937, page 599, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 2695, page 209, said Register's Office; and to all matters as shown on the herein referenced Plan of record in said Register's.Office.

Melanie Watley McGinn and Melanie W. McGinn are one and the same person.

This is improved property known as 702 Greeley Drive, Nashville, Tennessee 37205.

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 2/18/25.

3/3/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3 day of March, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

