Karen Johnson
Batch # 1243950
03/06/2025 11 36 01 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250306-0016937

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL #:
RONALD M. McCLARON c/o CHRISTINA M. RICKS 3370 Denver St. SE Washington, DC 20020	SAME	06902006300

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(viii). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

Whereas, Georgia C. McClaron established the Georgia C. McClaron Qualified Personal Residence Trust on October 29, 1999;

Whereas, the term of the Trust expired on October 29, 2009 and the title to the property vested in RONALD M. McCLARON; and

Whereas, the successor trustee executes this quitclaim deed pursuant to the terms of the trust;

Now, therefore, I, RONALD M. McCLARON, RICKS, SUCCESSOR TRUSTEE OF THE GEORGIA C. McCLARON QUALIFIED PERSONAL RESIDENCE TRUST dated October 29, 1999, ("GRANTOR"), hereby transfer, convey and quitclaim to RONALD M. McCLARON, his heirs and assigns ("GRANTEE") all of GRANTOR'S right, title and interest in certain property located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference ("the Property").

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

WITNESS my hand this 5th day of March, 2025.

Ronald M. McClaron Trustee

RONALD M. McCLARON, SUCCESSOR TRUSTEE OF THE GEORGIA C. McCLARON QUALIFIED PERSONAL RESIDENCE TRUST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared RONALD M. McCLARON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Successor Trustee of Georgia C. McClaron Qualified Personal Residence Trust and that he as such Successor Trustee executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 5th day of March, 2025.

Notary Public
My Commission Expires: 7/7/25

W. WARNER MCNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm Expires July 7, 2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Enchanted Hills, Section II, as of record in Book 3700, page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 129 fronts 185.0 feet on the easterly margin of Enchanted Circle and runs back between lines, the northerly line being 269.7 feet and the southerly line being 179.0 feet to a line in the rear measuring 206.0 feet thereon.

Being the same property conveyed to Georgia C. McClaron, Trustee of the Georgia C. McClaron Qualified Personal Residence Trust dated October 29, 1999, by quitclaim deed of Record in Book 11723, page 336, R.O.D.C.

Said property is known as 4364 Enchanted Circle, Nashville, TN 37218.