Karen Johnson Davidson County
Batch# 1245604 DEEDQC
03/11/2025 07:43:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250311-0018086

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is **$0**.

DANIEL WIDBOOM
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Roxanne M McClain
Affiant

Sworn to and subscribed before me this 10th day of March, 2025.

Notary Public
My Commission Expires: 10/26/27

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 10th day of March, 2025, among:

MANSON LESLIE MCCLAIN AND WIFE, ROXANNE KING MCCLAIN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ROXANNE MCCLAIN, TRUSTEE OF THE MCCLAIN FAMILY TRUST DATED MARCH 10, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

LAND in Davidson County, Tennessee, being Lot No. 34 on the Plan of Creekside Heights, as of record in Book 2663, page 114 and 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Manson Leslie McClain and wife, Roxanne King McClain, by Warranty Deed from Melvin W. Nelson and wife, Genell M. Nelson, dated August 26, 1988, and recorded August 29, 1988, in Book 7637, pages 589-591, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 202 Lisa Lane, Nashville, TN 37210.

THIS DEED has been prepared solely upon information furnished by **Manson Leslie McClain and Roxanne King McClain.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Manson Leslie McClain

MANSON LESLIE MCCLAIN

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Manson Leslie McClain**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of March, 2025.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27

DANIEL WIDBOOM
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY
My Commission Expires 10-26-2027

Roxanne King McClain
ROXANNE KING MCCLAIN

State of Tennessee
County of Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Roxanne King McClain**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of March, 2025.

Dan Widboom, Notary Public
My Commission Expires: 10/26/27



Owner Name & Property Address:

Roxanne McClain, Trustee
McClain Family Trust dated March 10, 2025
202 Lisa Lane
Nashville, TN 37210

Responsible Party For Taxes:

Roxanne McClain, Trustee
McClain Family Trust dated March 10, 2025
202 Lisa Lane
Nashville, TN 37210

Tax Map and Parcel: 095 01 0 066.00

Certificate of Authenticity

I, Trent Linville, 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 03|10|25.

Date

T Linville

Affiant Signature

03|10|25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 10th day of March, 2025

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

