Karen Johnson Davidson County
Batch# 1248116 DEEDQC
03/19/2025 12:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0019821

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Garry Kevin McGuire and Cheryl Heier McGuire, Co-Trustees 4412 Harding Place Nashville, TN 37205	Same	130 06 0 045.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, CHERYL MCGUIRE and GARRY KEVIN MCGUIRE, hereby quitclaim and convey to GARRY KEVIN MCGUIRE and CHERYL HEIER MCGUIRE, CO-TRUSTEES OF THE MCGUIRE COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Being the easterly 50 feet of Lot No. 12 and the westerly half of Lot No. 21 on the Plat of a Subdivision of Block "C", Belle Meade Plan No. 2, as of record in Book 421, page 48, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 12 and 21 front together on the northerly side of Harding Place, and run back between parallel lines 292 feet, more or less, to a dead line.

Being the same property conveyed by deed of record as Instrument #20130529-0054013, Register's Office for Davidson County, Tennessee.

This is property known as 4412 Harding Place, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 17 day of March, 2025.

Cheryl McGuire
CHERYL MCGUIRE

Garry Kevin McGuire
GARRY KEVIN MCGUIRE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Cheryl McGuire and Garry Kevin McGuire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand at office, as of this 17th day of March, 2025.

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 17th day of March, 2025.

MARYAM HEAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires May 8, 2028

Notary Public
My Commission Expires: May 8, 2028

45575915.2

Tennessee Certification of Electronic Document

I, Emerald Videnoir, 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 March 7, 2025 (date of document).

Emerald Videnoir
Affiant Signature

March 17, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of March, 2025.

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 9-7-2026

NOTARY'S SEAL

