Karen Johnson
Batch # 1258011
04/11/2025 12 39 55 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250411-0027343

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 Rita J. McGuffey RITA J. MCGUFFEY, AFFIANT Subscribed and sworn to before me, this 8th day of April 2025. Shelley Mason NOTARY PUBLIC My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
RITA J. MCGUFFEY, TRUSTEE 409 River Creek Court Old Hickory, TN 37138	New Owner	Map and Parcel No.: Map 53-6A Parcel 88

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Rita J. McGuffy, also known as Rita J. McGuffey, ("Grantor") do hereby quitclaim, transfer and convey unto Rita J. McGuffey, Trustee of the Amended and Restated Rita J. McGuffey Revocable Trust, created April 7, 2025, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 409 River Creek Court, Old Hickory, Tennessee 37138, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Phase Two, Waterford, of record in Plat Book 7900, Page 412, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rita J. McGuffy, also known as Rita J. McGuffey, married, from Sharon K. Kendall, unmarried, by Quitclaim Deed, recorded in the Register's Office of said county and state at Instrument No. 20041112-0136103.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 8th day of April 2025.

Rita J. McGuffy

Rita J. McGuffy, Grantor
Also Known As Rita J. McGuffey

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Rita J. McGuffy, also known as Rita J. McGuffey**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of April 2025.

Shelley Mason

Notary Public

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOVEMBER 3, 2025