Karen Johnson Davidson County
Batch# 1262979 DEEDQC
04/22/2025 09:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250422-0030562

Prepared by: John W. Crow, II, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination

Mark E. McCarthy

TO:

Mark E. McCarthy and Anthony Patrick McCarthy

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 11 day of April, 2025, by and between **Mark E. McCarthy, a single man** ("Grantor"), and **Mark E. McCarthy, an unmarried man, and Anthony Patrick McCarthy, an unmarried man, as joint tenants with rights of survivorship** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 12 on the Plan of Radnor Terrace Subdivision of record in Plat Book 421, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> BEING the same property conveyed to **Mark E. McCarthy, a single man**, by Warranty Deed from **White Pines Building Group, LLC, a Tennessee limited liability company**, dated **June 27, 2018**, and recorded on **July 2, 2018**, as Instrument No. 20180702-0063812, in the Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This conveyance and the concerned real estate are subject to all matters and restrictions of record.

This is improved property, known as: **422 McClellan Avenue, Nashville, TN 37211**.

[signatures appear on following page]

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

Mark E McCarthy

Mark E. McCarthy
Grantor

STATE OF New Jersey)
)
COUNTY OF Hudson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mark E. McCarthy**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 11 day of April, 2025.

Notary Public

My Commission Expires: 10/08/2025

STATEMENT OF CONSIDERATION

STATE OF New Jersey)
)
COUNTY OF Hudson)

The actual consideration or value, whichever is greater, for this transfer is: $0.00.

Subscribed and sworn to before me, this 11 day of April, 2025.

Mark E McCarthy - Mark McCarthy

Affiant

JEFFRY I PENA
Commission # 50024815
Notary Public, State of New Jersey
My Commission Expires
October 08, 2025

Notary Public
My Commission Expires: 10/08/2025

Property Owner(s) Name and Mailing Address	**Person or Entity Responsible for Payment of Property Taxes**	**Property Ad... Map/Parc...**
Mark E. McCarthy and Anthony Patrick McCarthy 110 Beach Street Jersey City, NJ 07307	Same/Owner	922 McClellan A... Nashville, TN 372... Parcel ID: 133-01-0-172.00

True Copy Certificate

I, Ariel Ottinger, do hereby make oath that I am 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 April 11, 2025.

Ariel Ottinger 4/21/25

Affiant Signature Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of April, 2025.

Jennifer Wheeler

Notary's Signature

My Commission Expires: 1-28-26

