THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch # 1272244 DEEDQC
05/12/2025 03:53:58 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250512-0037339

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL #
RICHARD McGEE and WINIFRED JOAN McGEE, Co-Trustees 223 Haverford Ave. Nashville, TN 37205	SAME	129040052.00

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

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, RICHARD McGEE and WINIFRED JOAN McGEE, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto RICHARD McGEE and WINIFRED JOAN McGEE, CO-TRUSTEES OF THE McGEE TENNESSEE COMMUNITY PROPERTY TRUST dated May 9, 2025, their successors and assigns ("GRANTEES"), all of GRANTORS' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS our hands this 9 day of MAY, 2025.

Richard McGee
RICHARD McGEE

Winifred Joan McGee
WINIFRED JOAN McGEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared RICHARD McGEE and WINIFRED JOAN McGEE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed they within instrument for the purposes therein contained.

Witness my hand, this 9th day of May, 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 the northwesterly 70 feet of Lot No. 4 on the Plan of Bransford Realty Company's Subdivision of part of Lot No. 10 of Westmeade Subdivision, as of record in Book 347, page 142, Register's Office for said County.

Said part of Lot No. 4 fronts 70 feet on the northeasterly side of Haverford Avenue or Drive and runs back 390 feet 8 inches on the northwesterly line and 400 feet 6 inches more or less, on the southeasterly line to the southwesterly margin of Westmeade Drive, measuring 70 feet thereon.

Being the same property conveyed to Richard McGee and wife, Winifred Joan McGee by deed of record in Book 6222, page 494, R.O.D.C.

Said improved property is known as 223 Haverford Ave., Nashville, Davidson County, TN 37205.