Karen Johnson Davidson County
Batch # 1277422 DEEDQC
05/27/2025 09 33 37 AM 3 pgs
Fees $17 00 Taxes $0 00
20250527-0041195

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 171 07 0B 008.00

QUIT CLAIM DEED

Property Address & New Owner	*	Mail Tax Statement to
MICHAEL K. MCCLUSKEY	*	Michael K. McCluskey
JILL A. MCCLUSKEY	*	Jill A. McCluskey
2209 Cumberwell Close	*	2209 Cumberwell Close
Brentwood, TN 37027	*	Brentwood, TN 37027

The **GRANTOR, MICHAEL MCCLUSKEY and JILL MCCLUSKEY, Trustees of MICHAEL AND JILL MCCLUSKEY FAMILY REVOCABLE TRUST amended and restated dated August 1, 2019,** for and in consideration of Zero Dollars ($0.00), does hereby convey and quit claim the below-described property to:

MICHAEL K. MCCLUSKEY and wife, JILL A. MCCLUSKEY,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Phase I, Annandale, of record in Plat at Instrument No. 20051209-0148093, 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 MICHAEL MCCLUSKEY and JILL MCCLUSKEY, Trustees of MICHAEL AND JILL MCCLUSKEY FAMILY REVOCABLE TRUST amended and restated dated August 1, 2019, by Warranty Deed of record at Instrument No. 20221102-0118164 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I, Annandale, as recorded in Instrument No. 20051209-0148093; Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20051128-0142346 and Amended in Instrument No. 20070302-0026101; Easement for Utility, recorded in Book 2458, Page 200; Easement for Overhead Line, recorded in Book 2615, Page 184; Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040825-0102573 and Instrument No. 20050526-0059633; Construction and Maintenance Agreement as set forth in instrument recorded in Instrument No. 20060323-0033141; Letter from

Metropolitan Government limiting use of sewage and absorption systems of record in Book 5640, Page 480; and any and all existing easements and restrictions as shown of record not stated herein, all of record in the Register's Office for Davidson County, Tennessee.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 12th day of May, 2025, by the undersigned.

MICHAEL AND JILL MCCLUSKEY FAMILY REVOCABLE TRUST, amended and restated dated August 1, 2019

Michael McCluskey, Trustee

MICHAEL MCCLUSKEY, Trustee

Jill McCluskey, Trustee

JILL MCCLUSKEY, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **MICHAEL MCCLUSKEY and JILL MCCLUSKEY, Trustees of the MICHAEL AND JILL MCCLUSKEY FAMILY REVOCABLE TRUST, amended and restated dated August 1, 2019,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 12th day of May, 2025.

NOTARY PUBLIC

My Commission Expires: _____



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(D).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Zero Dollars ($0.00).

Michael McCleary

AFFIANT

Subscribed and sworn to before me this 12th day of May, 2025.

NOTARY PUBLIC

My Commission Expires: _____

