Karen Johnson Davidson County
Batch# 1279904 DEEDQC
05/30/2025 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250530-0042644

PREPARED BY

Sophie L. Buntin, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me this 30th day, May 30, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

New Owner Address:
MCP Family Trust
903 Estes Road
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
116 04 0 095.01

QUITCLAIM DEED

Steve M. Parker, Jr., and Deanna Parker, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **MCP Family Trust**, dated May 30, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **May 30, 2025**.

Steve M. Parker, Jr.

Deanna Parker

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Steve M. Parker, Jr. and Deanna Parker** , with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, **May 30, 2025**.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Re-Subdivision of Lots 73, 74 and 75, Clearview Subd, of record in Plat Book 3500, Page 25, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of the property.

Being the same property conveyed to Steve M. Parker, Jr., and Deanna Parker, husband and wife, from Zachary Boca, Trustee of the Zachary Boca Trust dated May 2, 2013, and amended and restated on December 23, 2019, by deed of record in Instrument No. 20201223-0152971, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 903 Estes Road Nashville, TN 37215.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 **May 30, 2025**.

Sophie L. Buntin
Affiant Signature

5-30-25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, **May 30, 2025**.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028