Karen Johnson Davidson County
Batch# 1279904 DEEDQC
05/30/2025 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250530-0042645

PREPARED BY

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

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this 5 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:
130-07-0A-001.00-CO

QUITCLAIM DEED

Steve M. Parker, Jr ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **MCP Family Trust**, dated May 30, 2025 ("Grantee"), a revocable trust established by the Grantor and the Grantor's spouse, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Grantor's spouse, **Deanna Elena Parker**, as evidenced by her signature below, hereby joins with Grantor in the conveyance set forth herein.

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 Elena 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 Elena 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

A certain condominium located in Davidson County, Tennessee, being Unit No. 1 of Stone's Throw Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Stone's Throw Condominium of record in Book 9650, Page 916, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" in said Master Deed; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Steve M. Parker, married, a seventy-five percent (75%) undivided interest, and John T. McBrearty and wife Helen R. McBrearty, a twenty-five percent (25%) undivided interest, as tenants in Common, from Frances Sanders Miller, Trustee of The Aspen Dynasty Trust, by deed of record in Instrument No. 20210524-0069839, 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 4402 Harding Place #1, Nashville, TN 37205.

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