Karen Johnson Davidson County
Batch # 1281350 DEEDWARR
06/04/2025 09 00 33 AM 3 pgs
Fees $17 00 Taxes $0 00
20250604-0043769

Map & Parcel: 171 07 0B 008.00

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

WARRANTY DEED

Property Address & New Owner
MICHAEL K. MCCLUSKEY or
JILL A. MCCLUSKEY, Trustees of the
MICHAEL AND JILL MCCLUSKEY FAMILY
REVOCABLE TRUST
2209 Cumberwell Close
Brentwood, TN 37027

Mail Tax Statement to
Michael K. McCluskey
Jill A. McCluskey
2209 Cumberwell Close
Brentwood, TN 37027

The **GRANTORS, MICHAEL K. MCCLUSKEY and wife, JILL A. MCCLUSKEY, as tenants by the entirety**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

MICHAEL K. MCCLUSKEY or JILL A. MCCLUSKEY, Trustees of the MICHAEL AND JILL MCCLUSKEY FAMILY REVOCABLE TRUST, dated March 30, 2001

The MICHAEL AND JILL MCCLUSKEY FAMILY REVOCABLE TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

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 K. MCCLUSKEY and wife, JILL A. MCCLUSKEY, as tenants by the entirety, by Quit Claim Deed of record at Instrument No. 20250527-0041195 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.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

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 McCluskey

MICHAEL K. MCCLUSKEY

Jill A. McCluskey

JILL A. MCCLUSKEY

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 K. MCCLUSKEY and JILL A. MCCLUSKEY,** 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)(C)(vi).

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 Ten Dollars ($10.00).

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 