Karen Johnson Davidson County
Batch# 1283500 DEEDQC
06/09/2025 12:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250609-0045157

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from information
supplied by the parties

New Owner:	Barbara A. MacIlvain 7629 Crow Cut Rd. Fairview, TN 37062	Terrence P. MacIlvain 7629 Crow Cut Rd. Fairview, TN 37062
Send tax notice to:	Barbara A. MacIlvain 7629 Crow Cut Rd. Fairview, TN 37062	
Map and Parcel Number:	117-1-B257CO	

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration **Barbara A. MacIlvain, Trustee, Benner Irrevocable Trust** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Barbara A. MacIlvain** and **Terrence P. MacIlvain**, as tenants in common ("Grantees"), all of her interest in and to a certain tract of land described more fully as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B on the Plan of Saratoga Drive Condominiums as shown in the Master Deed, of record in Book 4764, page 250, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed by Quitclaim Deed from Sean K. Benner to Barbara A. MacIlvain, Trustee, Benner Personal Trust, dated January 18, 2017, of record in Instrument Number 20170406-0033959, Register's Office, Davidson County, Tennessee, and the subject of a Scrivener's Error Affidavit dated April 20, 2017, of record in Instrument Number 20170425-0040495, Register's Office, Davidson County, Tennessee, therein correcting the Grantee to Barbara A. MacIlvain, Trustee, Benner Irrevocable Trust.

This conveyance is subject to all matters of record.

Description is taken from prior deed of record.

This is improved real property known as **3608B Saratoga Drive, Nashville, TN 37205**.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on the 3rd day of June 2025.

Barbara A. MacIlvain, Trustee
Benner Irrevocable Trust

Barbara A. MacIlvain, Trustee
Benner Irrevocable Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within **Barbara A. MacIlvain, Trustee, Benner Irrevocable Trust**, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of June 2025.

NOTARY PUBLIC

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Barbara Madeira
AFFIANT

Sworn to and subscribed to before me on the 3rd day of June 2025.

NOTARY PUBLIC

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Alexander Fasching, do hereby make oath that I am a licensed attorney and/or 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 June 3, 2025.

Affiant Signature

June 9, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9th day of June 2025.

Notary's Signature

My Commission Expires: 02/07/2026

Notary's Seal:

KATHERINE JOHNSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
February 7, 2026
COUNTY OF WILLIAMSON