Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
The McMath Community Property Trust dated June 18, 2025 **104 Groome Drive** **Nashville, TN 37205**	**129-07-0-031.00**	**SAME**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Geoffrey W. McMath and wife, Celia R. McMath** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **The McMath Community Property Trust dated June 18, 2025** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **104 Groome Drive, Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 18th day of June, 2025

Notary Public
My Commission Expires 06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch # 1288324 DEEDQC
06/23/2025 08 45 19 AM 3 pgs
Fees $17 00 Taxes $0 00

20250623-0048745

PLC perform a title examination, and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 18th day of June, 2025

Geoffrey W. McMath

Celia R. McMath

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Geoffrey W. McMath and Celia R. McMath**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 18th day of June, 2025

Notary Public

My Commission Expires
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of West Meade Farms, Inc , Section VI, of record in Plat Book 2331, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Geoffrey W. McMath and wife, Celia R McMath, by deed of record as Instrument Number 20070823-0100692, in the Register's Office for Davidson County, Tennessee

This conveyance is subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record

This conveyance is further subject to all matters shown on the Plan of record in Book 2331, Page 125, Register's Office for Davidson County, Tennessee