Karen Johnson
Batch # 1300507
07/22/2025 08 56 51 AM
Fees $12 00 Taxes $0 00
20250722-0057530
Davidson County
DEEDQC
2 pgs

THIS DOCUMENT PREPARED BY: John G. Fahner & Associates, PLLC Lebanon Pike , Tennessee 37214 5) 883-4998	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

Address of new owner:	Send Tax Bills to.	Map-Parcel Numbers
Kevin P McDonald, Trustee 6577 Frye Lane Hermitage, TN 37076	Freedom Mortgage P.O. Box 50485 Indianapolis, IN 46250	074 16 0A 093 00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, **Kevin Philip McDonald**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases, and quitclaims unto **Kevin Philip McDonald, Trustee of The Kevin P. McDonald Revocable Living Trust**, dated January 29, 2025, and any amendments thereto, and to his successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantor's right, title, and interest in and to real property in the State of Tennessee more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No 93 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof
>
> Being the same property conveyed to Kevin P. McDonald from Parkhaven Communities, LLC, a Tennessee limited liability company, by Special Warranty

Deed of record in Instrument No. 20220208-0014497 in the Register's Office for Davidson County, Tennessee

This is improved property known as 6577 Frye Lane, Hermitage, Tennessee 37076

A new legal description was not prepared for this transaction The legal description is the same as the previous instrument of record

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

WITNESS my hand this 17th day of July, 2025

Kevin P. McDonald

Kevin Philip McDonald, Grantor

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 **Kevin Philip McDonald**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

WITNESS my hand and seal, at office, this 17th day of July 2025

My Commission Expires 10/4/2027

Notary Public

JOHN FAHNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027