Prepared without the benefit of title insurance. Preparer is not the person closing this transfer, and Parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation. Parties agree that preparer has not rendered advice regarding tax or estate matters.

ADDRESS NEW OWNER:	Joan C. McGuire 2900 Chapelwood Drive Hermitage, TN 37076	Karen Johnson Davidson County Batch# 1306138 DEEDQC 08/05/2025 11:47:30 AM 3 pgs Fees: $22.00 Taxes: $0.00 20250805-0062108
SEND TAX BILLS TO:	New Owner (above)	
MAP-PARCEL NOS.	086140B04500CO	

Prepared by: Cindy S. Smith, Attorneys at Law
Post Office Box 292004
Nashville, TN 37229-2004
NO TITLE INSURANCE PROVIDED

QUITCLAIM DEED

FOR AND IN CONSIDERATION of good and valuable consideration with a value greater than Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, and for the express purposes of making a **re-conveyance of the fee to Joan C. McGuire, an unmarried woman,** I, **Joan C. McGuire** (herein "Grantor"), by these presents do hereby quitclaim and convey all of our interest to **Cindy S. Smith, Trustee, with full power to transfer and convey**, (herein "Trustee") her successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson County**, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 135, on the Plan of Fleetwood Subdivision, Phase One, being a planned unit development, of record in Plat Book 6900, Page 465, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jerry D. McGuire and wife, Joan C. McGuire, from Ken Lokey Homes, Inc., by Warranty Deed dated August 1, 1988, and recorded on August 5, 1988, of record in Book 7620, Page 227, said Register's Office.

The said Jerry D. McGuire died on October 19, 1996, leaving Joan C. McGuire as the surviving tenant by the entirety.

This is property with a common address of 2900 Chapelwood Drive, Hermitage, TN 37076.

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

And now, I, the said **Cindy S. Smith, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all of my interest in said property to **Joan C. Mcguire, an unmarried woman,** the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect said premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall refer to the appropriate gender as the context requires.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 1st day of August 2025.

Joan C. McGuire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared Joan C. McGuire, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 1st day of August 2025.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

Trustee

Cindy S. Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Cindy S. Smith, Trustee,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal at office, this 1st day of August 2025.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $zero.

Affiant

Subscribed and sworn to before me this 1st day of August 2025.

Notary Public
My Commission Expires

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law on August 1st, 2025 (date of document).

Signature

08/05/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5th day of August 2025.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026