Karen Johnson Davidson County
Batch# 1306961 DEEDQC
08/08/2025 01:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250808-0063178

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

James Daniel McGee
AFFIANT

Subscribed and sworn to before me this 8th day of August, 2025.

JAMES DANIEL MCGEE
NOTARY PUBLIC

My Commission Expires: 7/6/2026

KUZIE HARRISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 6, 2026

Address New Owners as Follows:
William Donald McGee
9558 Faulkner Square
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map-Parcel:
3D - 79850

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, I, **James Daniel McGee**, Grantor, hereby quitclaim and convey all my undivided right, title and interest in the hereinafter described properties to **William Donald McGee and Gloria Ann McGee,** husband and wife, Grantees. To wit:

TRACT NO. 1: Being part of lot No. 6, on the plan of the real estate of Moses NcN. Ridley, as of record in plan Book 2, page 56, Chancery Court at Nashville, described partly according to a survey by J. R. Wauford and Co., Engineers, September 21, 1957, as follows:

BEGINNING on the southerly margin of McCrory Creek Road at the northwest corner of the property conveyed to Robert E. Larson and wife, of record in Book 3433, page 271, Register's Office for said County; thence with said Larson's line south 5° 30' east 196.4 feet to an iron pin and continuing with said Larson's line north 86°00' west 223.1 feet to a post; thence north 3° 30' east 50 feet, more or less, to the southerly margin of McCrory Creek Road; thence with the same north 59° 30' east 235 feet more or less to the beginning.

TRACT NO. 2: Beginning at a post on the southerly margin of McCrory Creek Road at the intersection of the southerly margin of said road and the eastern boundary line of the property conveyed to W. W. Castleman, by deed from S. J. Ridley, of record in Book 398, page 241, Register's Office for said County; thence with said Castleman's line south 5° 30' east 196.4 feet to an iron pin, north 86° 00' west 223.1 feet to a post, the south 3° 30' west 333.9 feet to an iron pin;

thence south 83° 30' east 377.7 feet to an iron pin; thence north 12° 00' west 582.7 feet to an iron post in the southerly margin of McCrory Creek Road; thence with same south 59° 30' west 31 feet to the beginning, according to a survey made by J. R. Wauford and Company, Engineers, September 21, 1957.

Being all the same property conveyed to James D. McGee and wife, Frances Ruth M. McGee by Warranty Deed from William F. Favier and wife Jennie Favier, of record in Book 5021, Page 292, Register's office for Davidson County, Tennessee. James D. McGee having died in 2006 and title vested solely in Frances Ruth M. McGee as surviving spouse. Frances Ruth M. McGee having died in 2023 and the Last Will of Frances Ruth McGee, probated as Case No. 23PR-1231 Davidson County, Probate Court transfers all rights in the real property to the Frances McGee Family Trust. This Deed is made as part of a non-judicial settlement between William Donald McGee and James Daniel McGee.

Property commonly known as 601 McCrory Creek Road, Nashville, TN, 37214.

Said property conveyed is subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 8TH day of AUG., 2025.

James Daniel McGee

James Daniel McGee

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, James Daniel McGee, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand and seal, this 8th day of August, 2025.

Notary Public

My Commission Expires: 7/6/2026

MACKENZIE HARRISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 6, 2026

Certificate of Authenticity

I, Russell T. McCann, 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

8-8-25.

Date

Affiant Signature

8-8-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of August, 2025.

Notary's Signature

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)