Karen Johnson Davidson County
Batch# 1307017 DEEDQC
08/08/2025 03:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250808-0063249

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Wesley D. Turner
Affiant

Subscribed and sworn to before me, this 29th day of July, 2025.

Sharon F. Muller
Notary Public

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

My commission expires: 8/19/2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Michele Mulrooney, Trustee c/o HCVT 11444 W. Olympic Blvd., 11th Floor Los Angeles, CA 90064	SAME	130-12-0A-008.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **MARY ANN MCCREADY, TRUSTEE,** with full power to mortgage, sell, convey or otherwise alienate without the joinder of any beneficiary, ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby

acknowledged, hereby releases, remises, quitclaims and gives unto **MICHELE MULROONEY, SPECIAL TRUSTEE OF THE CLIENT 2318 LIVING TRUST,** with full power to sell, transfer and convey without the joinder of any beneficiary, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 7 and 8, on the Plan of Northumberland of record in Book 6250, pages 128 and 129, Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Mary Ann McCready, Trustee, with full power to mortgage, sell, convey or otherwise alienate without the joinder of any beneficiary, by warranty deed from Richard E. Ragsdale and spouse, Anne E. Ragsdale, of record at Instrument No. 20080318-0027340, Register's Office for Davidson County, Tennessee.
>
> The description is the same as in the previous deed of record.
>
> This is improved property commonly known as 27 Northumberland, Nashville, Tennessee 37215.

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

{Signature Page to Follow}

WITNESS my hand this 29 day of July, 2025.

Mary Ann McCready, Trustee

Mary Ann McCready, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Ann McCready, Trustee,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposed therein contained.

WITNESS my hand, at office, this 29th day of July, 2025.

Notary Public

My Commission Expires: 7/7/2027

MARTHA GRIFFIN CRAIGHEAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

True Copy Certification

I, Wesley D. Turner, 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 July 29, 2025.

Affiant Signature

Date: August 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

