Karen Johnson
Batch # 1321489
09/12/2025 11 33 21 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250912-0072987

THIS INSTRUMENT PREPARED BY:
Daniel Hamilton, Esq.
3326 Aspen Grove Dr., Ste. 310
Franklin, TN 37067
(615) 567-7306
daniel@dkhamiltonlaw.com

This deed is prepared without benefit of title examination at the request of the Grantor and Grantee.

QUITCLAIM DEED

Know all persons by these presents that **Mary Pat McGeary, a single woman,** being one in the same person as Mary Patricia McGeary (the "Grantor"), for and in consideration of Ten Dollars ($10.00), does hereby quitclaim unto **Mary P. McGeary, Trustee of the Mary McGeary Living Trust dated September 5, 2025, and any amendments thereto,** (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title, and interest in and to the following described real estate located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit No. G-2 as set forth in Master Deed Establishing Lenox Creekside, Phase 1, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20060306—0025686 and as amended by Instrument No. 20060606~0066938, in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1, E2, and E3 of said Master Deed.

This real property being all of the property conveyed to the Grantor, a single woman, and Meredith Schweitzer, a married woman, from the Grantor, by quitclaim deed dated August 13, 2021, and recorded on August 16, 2021, at **Instrument No. 20210816-0110209**, in the Register's Office for Davidson County, Tennessee. Said Meredith Schweitzer conveyed her interest in said property back to the Grantor by quitclaim deed dated April 4, 2025, and recorded on April 4, 2025, at **Instrument No. 20250404-0025858,** in the Register's Office for Davidson County, Tennessee.

This property being the same property originally conveyed to the Grantor from Kevin Harkins, a married man, by warranty deed dated March 11, 2021, and recorded on March 12, 2021, at **Instrument No. 20210312-0033444**, in the Register's Office for Davidson County, Tennessee.

Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular.

WITNESS the Grantor's hand below this 5TH day of September, 2025.

GRANTOR:

Mary Pat McGeary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5TH day of September, 2025, before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Mary Pat McGeary, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument of her own free act and deed for the purposes therein contained.

DANIEL K. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-14-2026

NOTARY PUBLIC
My Commission Expires: _____

New Owner Name and Address: Mary P. McGeary, Trustee Mary McGeary Living Trust 8431 Callabee Way Unit 2 Antioch, TN 37013	Mail Tax Notice to: Mary P. McGeary, Trustee Mary McGeary Living Trust 8431 Callabee Way Unit 2 Antioch, TN 37013
Property Address: 8431 Callabee Way Unit 2 Antioch, Tennessee 37013	Parcel ID Number: 181-02-0A-114.00
This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi) as a transfer to a revocable trust. No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).	