THIS INSTRUMENT PREPARED BY
AND RETURN TO:

MORONEY LAW GROUP, PLLC
1033 Demonbreun St., Suite 300
Nashville, Tennessee 37203
Attn: Jennifer Moroney

Karen Johnson Davidson County
Batch # 1330931 DEEDQC
10/06/2025 03:30:45 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251006-0079713

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
John T. Menefee and Frances Crispin Davis Menefee, Co-Trustees of The High Garden Community Property Revocable Trust dated June 24, 2025 1314 Chickering Road Nashville, TN 37215	John T. Menefee and Frances Crispin Davis Menefee, Co-Trustees of The High Garden Community Property Revocable Trust dated June 24, 2025 1314 Chickering Road Nashville, TN 37215	**144-06-0-004.00**

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, John T. Menefee, Trustee of Pork Revocable Trust dated September 5, 2014, ("Grantor"), does hereby grant, bargain, transfer, convey, and forever quitclaim unto John T. Menefee and Frances Crispin Davis Menefee, Co-Trustees of The High Garden Community Property Revocable Trust dated June 24, 2025, ("Grantees"), and its successors and assigns, all of Grantor's right, title, and interest in the certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

Grantor and Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm, Moroney Law Group, PLLC, disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 29th day of August 2025.

GRANTOR:

Trustee

John T. Menefee, Trustee of Pork Revocable Trust dated September 5, 2014

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 29th day of August 2025, before me, a Notary Public of the state and county aforesaid, personally appeared John T. Menefee, known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

WITNESS my hand and seal, at office in Davidson County, Tennessee, 29th day of August 2025.

JENNIFER MORONEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11.8.28

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration for this transfer is $1.00.

AFFIANT-GRANTEE:

The High Garden Community Property Trust dated June 24, 2025

Frances Crispin Davis Menefee, Co-Trustee

Sworn to and subscribed before me this the 29th day AUGUST 2025.

Notary Public

My commission expires: 11.6.28

JENNIFER MORONEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Tax Parcel 144-06-0-004.00 (1314 Chickering Road, Nashville, Tennessee 37209)

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Macmillan Subdivision of record in Plat Book 6200, Page 258, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John T. Menefee, Trustee of Pork Revocable Trust dated September 5, 2014 by Warranty Deed from Dennis C. Bottorff and Jean B. Bottorff of record in Instrument No. 20180831-0086537 in the Register's Office for Davidson County, Tennessee.

No boundary survey of the within tract or parcel was made at the time of this conveyance, and the legal description of the within tract or parcel of land is not different from previous deeds.