QUITCLAIM DEED

Karen Johnson
Batch # 1351590
11/26/2025 03:07:27 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20251126-0094650

STATE OF TN, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on Nov 26, 2025

NOTARY PUBLIC

My Commission Expires:

NIZHYAR DOSKY
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 23, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brittany Erin McCann 692 Dutchmans Drive Hermitage, TN 37076	SAME	075 08 272.00 & 075 08 0 230.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Michael Clark McCann, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Brittany Erin McCann, hereinafter called **"GRANTEE,"** her successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Parcel 1:

Being Zone Lot No. 11B on the Plan of Hunter's Hill, Section 1, of record in Plat Book 5800, page 350, this as amended in Plat Book 6250, page 625, 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 Michael K. McCann and wife, Karen D. McCann, by Warranty Deed from Wayne Langford and wife, Paulette Langford, of record in Book 8709, Page 418, Register's Office for Davidson County, Tennessee. Michael McCann died on May 20, 2004. Upon the death of Michael K. McCann, Karen Dale McCann became the sole owner. Karen Dale McCann died on April 1, 2020, and was survived by her two children, Brittany Erin McCann and Michael Clark McCann. See Affidavit of Inheritance of record as Instrument No. 20220629-0074898, Register's Office for Davidson County, Tennessee.

This is improved property, known as 692 Dutchmans Drive, Hermitage, TN 37076.

Parcel 2:

Being Zone Lot No. 11A on the Plan of Hunter's Hill, Section 1, of record in Plat Book 5800, page 350, this as amended in Plat Book 6250, page 625, 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 Michael K. McCann and wife, Karen D. McCann, by Warranty Deed from Wayne Langford and wife, Paulette Langford, of record in Book 8709, Page 421, Register's Office for Davidson County, Tennessee. Michael McCann died on May 20, 2004. Upon the death of Michael K. McCann, Karen Dale McCann became the sole owner. Karen Dale McCann died on April 1, 2020, and was survived by her two children, Brittany Erin McCann and Michael Clark McCann. See Affidavit of Inheritance of record as Instrument No. 20220629-0074899, Register's Office for Davidson County, Tennessee.

This is improved property, known as 694 Dutchmans Drive, Hermitage, TN 37076.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on Nov 26, ~~2024.~~ 2025

Michael Clark McCann

STATE OF TN

COUNTY OF Williamson

On Nov 26, 2025, before me personally appeared Michael Clark McCann, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on Nov 26, 2025.

NOTARY PUBLIC

NIZHYAR DOSKY
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 23, 2026
COUNTY OF WILLIAMSON

My Commission Expires: May 23, 2026