Prepared by: Wessley S. Inscoe, Attorney, 1503 16th Ave. S., Nashville, TN 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Karen Johnson Davidson County
Batch# 1371352 DEEDQC
01/21/2026 09:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260121-0004829

Mark R. MacNeill

TO:

Mark R. MacNeill, et ux.

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 12 day of January, 2026, by **Mark R. MacNeill, a married man** ("Grantor"), to **Mark R. MacNeill and Julia F. MacNeill, husband and wife, as tenants by the entirety** ("Grantees"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantees, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 1 on the Plan of George I. Waddey's Re-Subdivision of Lot No. 28, O.B. Hayes Rokeby Addition of record in Plat Book 421, Page 141, 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 Mark Richard MacNeill, unmarried, by Warranty Deed from Hancock Investment Properties, LLC, dated December 18, 2020, and recorded on December 21, 2020, in Instrument No. 20201221-0150897, in the Register's Office for Davidson County, Tennessee. Mark Richard MacNeill was unmarried when he purchased the subject real property and is now married to Juila F. MacNeill.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is real property known as: **1303 15th Ave. S., Nashville, TN 37212.**

Mark Richard MacNeill and Mark R. MacNeill being one and the same person.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Mark R. MacNeill
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mark R. MacNeill**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 12 day of January, 2026.

ARIEL JOAQUIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Notary Public

My Commission Expires: 7-2-29

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX AS A CREATION OF A TENANCY BY THE ENTIRETY, PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(i).

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Mark R. MacNeill and Julia F. MacNeill 1303 15th Ave. S. Nashville, TN 37212	Same/Owner	1303 15th Ave. S. Nashville, TN 37212 105-05-0-015.00

Certificate of Authenticity

I, Ariel Joaquin, 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 1.12.26.

Ariel Joaquin
Affiant Signature

1/19/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th day of January, 2026

Jennifer Wheeler
Notary's Signature
My Commission Expires: 11.5.29

JENNIFER WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON