Karen Johnson Davidson County
Batch# 1371802 DEEDQC
01/22/2026 01:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260122-0005375

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 19th day of January, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Michael Lee McNally, Jr. and Mary Patricia Roddey McNally, Trustees 4303 Esteswood Drive Nashville, Tennessee 37215	SAME	130 04 0 015.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Lee McNally, Jr. and wife, Mary Patricia Roddey McNally**, hereinafter called the Grantors, for the purpose of transferring the

Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Michael Lee McNally, Jr. and Mary Patricia Roddey McNally, Trustees of the Michael & Patricia McNally Living Trust, established by the Revocable Trust Agreement of Michael Lee McNally, Jr. and Mary Patricia Roddey McNally dated January 19, 2026**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 19th day of January, 2026.

Michael Lee McNally, Jr.

Mary Patricia Roddey McNally

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Lee McNally, Jr. and Mary Patricia Roddey McNally, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of January, 2026.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Esteswood Estates, of record in Book 1835, page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 150 feet on the westerly margin of Esteswood Lane and extends back 253.61 feet on the northerly line and 253.95 feet on the southerly line to a dead line in the rear, measuring 150 feet thereon. County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael McNally, and wife, Patricia McNally by deed from Edward B. Caldwell and wife, Paige T. Caldwell, of record as Instrument No. 20070423-0048085, Register's Office for Davidson County, Tennessee.

Michael Lee McNally, Jr. and Michael McNally are one and the same person.

Mary Patricia Roddey McNally and Patricia McNally are one and the same person.

This is improved property known as 4303 Esteswood Drive, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 January 19, 2026.

01/21/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of January, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

