Karen Johnson Davidson County
Batch# 1374821 DEEDQC
02/02/2026 04:12:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260202-0007136

File No: 2004850640
Grantor's Loan No. 7000162397

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
**George W. Thorogood, III** and **Gretchen C. Mclallen**, 1236 W Running Brook Rd, Nashville, TN 37209

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 114 07 0B 101.00

## QUITCLAIM DEED

**George W. Thorogood, III,** married to Grantee herein ("Grantor"), of **1236 W Running Brook Rd, Nashville, TN 37209**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **George W. Thorogood, III** and **Gretchen C. Mclallen,** husband and wife, intending to hold title as joint tenants with right of survivorship ("Grantee"), whose tax mailing address is **1236 W Running Brook Rd, Nashville, TN 37209,** with quitclaim covenants, his/her/their interest in the following described real estate:

**SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 89 ON THE PLAN OF WESTCHASE, SECTION FOUR, OF RECORD IN PLAT AT INSTRUMENT NO. 20040204-0013784, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.**

**Property Address is: 1236 W Running Brook Rd, Nashville, TN 37209**

**Parcel ID: 114 07 0B 101.00**

**BEING THE SAME PROPERTY CONVEYED TO GEORGE W. THOROGOOD, III, UNMARRIED FROM TRACY HILL, JR., UNMARRIED, DATED 05/30/2014, RECORDED 06/04/2014, DEED INSTRUMENT NO. 20140604-0048553, COUNTY OF DAVIDSON, STATE OF TENNESSEE.**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on Jan 19, 2026.

**George W. Thorogood, III**

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **George W. Thorogood, III**, personally known to me, or has produced Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19 day of Jan, 2026.

Notary Public

My Commission Expires
1.24.2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 19 day of Jan, 2026.

Notary Public

My Commission Expires: 1.24.2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Oliver Burdine, 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 1/19/2026 (date of document).

Oliver Burdine
Affiant Signature

1/27/2026
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 27 day of January, 2026.

Beth Ann Henderson
Notary's Signature

Beth Ann Henderson

MY COMMISSION EXPIRES: 5/23/29

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1089923