Karen Johnson Davidson County
Batch# 1388139 DEEDQC
03/04/2026 01:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260304-0017372

****This Quitclaim Deed was prepared from information furnished by the Grantor and without benefit of a title search****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF Alabama
COUNTY OF Madison

The actual consideration for this transfer is **$0.00.**

William David McDonald
AFFIANT

Subscribed and sworn to before me this 20th day of February, 2026.

Bridget K. Cleghorn
NOTARY PUBLIC

My Commission Expires: April 11, 2027

BRIDGET K. CLEGHORN NOTARY PUBLIC ALABAMA STATE AT LARGE

ADDRESS OF NEW OWNER:
William David McDonald, Trustee
The McDonald Living Trust,
dated February 22, 2022
1616 A Porter Avenue,
Nashville, TN 37206

SEND TAX BILLS TO:
SAME

Map/Parcel:
070 15 2H 001.00

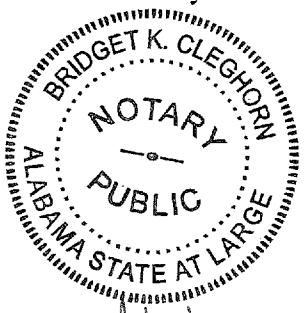
QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **William David McDonald, an unmarried man**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **William David McDonald, as Trustee of the McDonald Living Trust, dated February 22, 2022,** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS my hand this 20th day of February, 2026.



GRANTOR:

William David McDonald

William David McDonald

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **William David McDonald**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2026.

My Commission Expires: April 14, 2027

Bridget K. Cleghorn

Notary Public

EXHIBIT "A"

LAND DESCRIPTION

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for HOMES AT 1616 PORTER AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS of record as Instrument No. 20171025-0109452 and being shown on Plat attached thereto as Exhibit "B", 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 William David McDonald, unmarried man, by Warranty Deed from Quintarias Terell Lester and Saida Lester, husband and wife, of record as Instrument Number 20251124-0093738, in the Register's Office of Davidson County, Tennessee, dated November 14, 2025 and recorded on November 24, 2025.

This property is commonly known as 1616 A Porter Avenue, Nashville, TN 37206.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This Quitclaim Deed was prepared from information furnished from the Grantor and without benefit of a title search.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 20 day of February, 2026.

K. Thomas Sidwell
Date: 2/20/26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 20 day of February, 2026.

Notary Public
My Commission Expires: 12-1-29

