Karen Johnson Davidson County
Batch# 1389113 DEEDQC
03/05/2026 02:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260305-0017857

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.

James M. McKee, et ux.

TO:

James M. McKee and Kathy K. McKee, Trustees of the McKee Family Revocable Trust dated March 5, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY executed this 5th day of March, 2026, by **James M. McKee and Kathy K. McKee, husband and wife** ("Grantors"), to **James M. McKee and Kathy K. McKee, Trustees of the McKee Family Revocable Trust dated March 5, 2026, and any amendments thereto** ("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 Grantors do hereby quitclaim and convey unto Grantees, all of Grantors' 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. 1018 on the Plan of Brentwood Hall, Section X, as of record in Book 2330, page 80, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 1018 fronts 210 feet on the southerly side of Kincannon Drive, as measured around a curve, and extends back 209.7 feet on the east line and 209.7 feet on the west line to a point in the rear, and is triangular in shape.
>
> BEING the same property conveyed to James M. McKee and wife, Kathy K. McKee, by Warranty Deed from Steven Burgess Hamm and wife, Deborah J. Hamm, dated April 29, 1980, and recorded on May 19, 1980, in Book 5597, Page 3, in the Register's Office for Davidson County, Tennessee.

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 improved property, known as: **5105 Kincannon Drive, Nashville, TN 37220**.
IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

James M. McKee
Grantor

Kathy K. McKee
Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James M. McKee and Kathy K. McKee**, 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 5th day of March, 2026.

SARA B. LADEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9/16/2029

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	**Person/Entity Responsible for Payment of Property Taxes**	**Property Address and Map/Parcel No.**
James M. McKee and Kathy K. McKee, Trustees 5105 Kincannon Drive Nashville, TN 37220	Same/Owner	5105 Kincannon Drive Nashville, TN 37220 146-16-0-231.00

Certificate of Authenticity

I, John W Cox, II, 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 3/5/2026.

Affiant Signature

3/5/26
Date

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this
5th day of March, 2026.

Notary's Signature
My Commission Expires: 9/16/2029

SARA B. LADEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY