Karen Johnson Davidson County
Batch# 1398562 DEEDQC
03/27/2026 11:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260327-0024471

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq.**
320 Seven Springs Way, Suite 110
Brentwood, TN 37027; (615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.**
Mary Beth Natcher	SAME	096 14 0 028.00
2846 Twin Lawn Drive		
Nashville, TN 37214		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **MARY BETH NATCHER, TRUSTEE OF THE JEANNENE M. MACKIE REVOCABLE LIVING TRUST DATED NOVEMBER 8, 2021** (the "Trust"), do hereby convey to **MARY BETH NATCHER**, individually, all of the Trust's right, title and interest in the following described tract or parcel of land being located in Davidson County, Tennessee, and described as follows, to wit:

> Being Lot No. 118 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, page 9 Register's Office for Davidson County, Tennessee, more particularly described as follows:
>
> Lot No. 118 lies at the northwest corner of the intersection of Twin Lawn Drive and Colfax Drive and is more particularly described as follows: Beginning at a point in the westerly margin of Colfax Drive at the common corner of Lots No. 118 and 119; thence in a westerly direction along the line dividing said lots Nos. 118 and 119. 120.0 feet to a point being the common corner of Lots No. 117 and 118, 115.5 feet to a point in the northerly margin

of Twin Lawn Drive; thence in an easterly direction along the northerly margin of Twin Lawn Drive, 92.8 feet to a point at the beginning of a curve; thence in a northeasterly direction around said curve with a radius of 25.0 feet, 39.3 feet to a point in the westerly margin of Colfax Drive; thence in a northerly direction along the westerly margin of Colfax Drive, 114.2 feet to the point of beginning.

Being the same property conveyed to Mary Beth Natcher, Trustee of The Jeannene M. Mackie Revocable Living Trust dated November 8, 2021, from Jeannene M. Mackie by Quitclaim Deed dated November 8, 2021, of record in Instrument No. 20211229-0171139, Register's Office for Davidson County, Tennessee; and corrected by Scrivener's Affidavit dated January 4, 2022, of record in Instrument No. 20220112-0003938, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 2846 Twin Lawn Drive, Nashville, Tennessee 37214.

IN WITNESS WHEREOF, I have hereunto set my hand on this 26th day of March, 2026.

THE JEANNENE M. MACKIE REVOCABLE LIVING TRUST

By: Mary Beth Natcher
MARY BETH NATCHER

Its: Trustee

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY BETH NATCHER**, in her capacity as Trustee of The Jeannene M. Mackie Revocable Living Trust dated November 8, 2021, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office in Brentwood, Tennessee, on this 26th day of March, 2026.

Kaylee Federer
Notary Public

KAYLEE FEDERER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

My Commission expires:

1/24/28

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Mary Beth Natcher
Affiant

Sworn to and subscribed before me this
26th day of March, 2026.

Kaylee Federer
Notary Public

KAYLEE FEDERER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

My Commission expires:

1/24/28

CERTIFICATE OF AUTHENTICITY

I, Katherine Garro McCain, do hereby make oath that I am a licensed attorney and/or the custodian or 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 March 26, 2026.

March 26, 2026

Katherine Garro McCain

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Notary Public

My commission expires:
1/24/2028

