Karen Johnson
Batch # 1402211
04/06/2026 02:02:46 PM
Fees: $27.00 Taxes: $0.00
Davidson County
DEEDQC
5 pgs
20260406-0027453

Prepared by / Return to:
Kerry McCartney (Preparer)
4561 Niagara Avenue
San Diego, CA 92107

QUITCLAIM DEED

Send Tax Bills to:

RE: Map Parcel No. 83-9
Parcel 285

Melissa Adams
3510 N. Miller Rd., Unit 1016
Scottsdale, AZ 85251

THIS QUITCLAIM DEED, made this 30th day of March 2026, by **Kerry McCartney and Melissa Adams, Trustees of the McCartney-Adams Trust dated December 21, 2012** (the "Grantors"),

to

Melissa Adams, Trustee of the Melissa Adams Trust dated February 17, 2026, whose mailing address is 3510 N. Miller Rd., Unit 1016, Scottsdale, AZ 85251 (the "Grantee").

WITNESSETH:

That this conveyance is made without consideration pursuant to a distribution from a revocable living trust for estate planning purposes.

The Grantors, in their capacity as Trustees, do hereby remise, release, and forever quitclaim unto the Grantee, and the Grantee's heirs and assigns, all of the Grantors' right, title, and interest in and to the following described real property commonly knowns as 1419 Ordway Place, Nashville, TN 37206 and more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Webb and Johnson's Subdivision of record in Plat Book 57, page 131, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kerry McCartney and Melissa Adams, Trustees of The McCartney-Adams Trust dated December 21, 2012, by deed from Melissa A. Adams and Kerry

McCartney, dated March 8, 2013, and recorded in the Register of Deeds Office for Davidson County, Tennessee, as Instrument No. 20130308-0023098.

Separate Property Provision

It is the express intent of the Grantors that title to the above-described property shall vest in the Grantee as her sole and separate property and not as marital property, and any presumption of marital property is hereby disclaimed.

Transfer Tax Exemption

For a valuable consideration of $0.00 and other valuable consideration, receipt of which is hereby acknowledged. This conveyance is a transfer from a revocable living trust to its settlor/beneficiary and is exempt from Tennessee realty transfer tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F).

IN WITNESS WHEREOF, the Grantors have executed this instrument on the day and year first above written.

3/30/2026

Kerry McCartney, Trustee
McCartney-Adams Trust dated December 21, 2012

3/30/2026

Melissa Adams, Trustee
McCartney-Adams Trust dated December 21, 2012

Attached Acknowledgment

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego }

On March 30, 2026 before me, Manuel DaSilva Jr. Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Kerry McCarthy
Melissa Adams
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MANUEL DA SILVA JR
Notary Public - California
San Diego County
Commission # 2476486
My Comm. Expires Jan 11, 2028

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quit Claim Deed
Document Date: None Number of Pages: 2
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kerry McCarthy	Signer's Name: Melissa Adams
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator	☒ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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OATH OF CONSIDERATION

State of California
County of San Diego

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Melissa Adams and Kerry McCartney, Co-Trustees of The Adams-McCartney Trust, dated December 21, 2012**, proved to me on the basis of satisfactory evidence, and who, upon oath, stated that the actual consideration for the transfer of the property described in the attached Quitclaim Deed from **The Adams-McCartney Trust, dated December 21, 2012** (Grantor) to **The Melissa Adams Trust** (Grantee) is:

$0.00

☒ This transfer is exempt from transfer tax pursuant to **T.C.A. § 67-4-409(a)(3)(F)** as a transfer of real property between trusts with no change in beneficial ownership and no consideration given.

Affiants further state that the foregoing consideration is the full and actual consideration for said conveyance.

3/30/2026 3/30/2026

Melissa Adams, Co-Trustee Kerry McCartney, Co-Trustee

Sworn to and subscribed before me this ____ day of _____, **20**.

Notary Public

My Commission Expires: _____

Attached Acknowledgment

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego }

On March 30, 2026 before me, Manuel DaSilva Jr. Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Kerry McCartney
Melissa Adams
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

MANUEL DA SILVA JR
Notary Public - California
San Diego County
Commission # 2476486
My Comm. Expires Jan 11, 2028

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Oath of Consideration
Document Date: None Number of Pages: 1
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kerry McCartney	Signer's Name: Melissa Adams
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator	☒ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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