Karen Johnson Davidson County
Batch # 1409678 DEEDQC
04/22/2026 09:44:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260422-0033140

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
TERRY WAYNE MCCOY, Trustee MCCOY LIVING TRUST dtd 4/21/2026 4210 SAUNDERS AVE NASHVILLE, TN 37216	Same	061-06-0-132.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **TERRY WAYNE MCCOY, a married man ("Grantor")** this day quitclaims, conveys and transfers unto **TERRY WAYNE MCCOY and RHONDA KIM MCCOY, as Co-Trustees of the MCCOY LIVING TRUST dtd 4/21/2026 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 38 on the Plan of Maplewood Heights Subdivision, of record in Book 547, pages 77 and 78, Register's Office for said County. Said Lot No. 38 fronts 100 feet on the easterly side of Saunders Avenue and runs back between parallel Jines 300 feet to the Westerly margin of the Louisville and Nashville Railroad right of way. The rear line measuring 99.9 feet. Being the same property conveyed to Kenneth R. McCoy and wife, Lena Mae McCoy, (Kenneth R. McCoy having predeceased his wife), by deed from Castleman Construction Company, dated April 30, 1962, of record in Book 3375, Page 137, Register's Office for Davidson County, Tennessee.

This being the same property conveyed in which Lena Mae McCoy conveyed a .5% interest to Marilyn M. Moore, Terry Wayne McCoy and Deloras A. Wilee, with rights of survivorship as between them, by deed of record in Instrument Number 20011004-0107970, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marilyn M. Moore, Terry Wayne McCoy and Deloras A. Wilee, from Lena Mae McCoy by Affidavit of Ownership recorded 6/13/2007, of record at Book as Instrument No. 20070613-0071072 in the Register's Office for Davidson County, Tennessee.

Rhonda Kim Mccoy joins in this conveyance as Grantor's spouse for the sole purpose of conveying any marital rights and affirming assent to the transfer.

This is improved property known as ***4210 Saunders Ave, Nashville, TN 37216***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **21st** day of **APRIL**, **2026**.

Terry Wayne Mccoy, Grantor

Rhonda Kim Mccoy, Grantor's Spouse

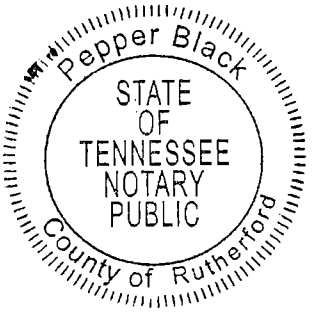
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Terry Wayne Mccoy and Rhonda Kim Mccoy, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **21st** day of **APRIL**, **2026**.

Notary Public

My Commission Expires: 8/15/2026



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

TERRY WAYNE MCCOY, Co- Trustee/Grantee/Affiant

RHONDA KIM MCCOY, Co-Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **21st** day of **APRIL**, **2026**.

Notary Public

My Commission Expires: 8/15/2026

