Karen Johnson Davidson County
Batch# 1427453 DEEDQC
06/03/2026 08:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260603-0049847

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409 *et sq.* _____, Affiant Sworn to and subscribed before me this May 29, 2026. _____ Comm Exp: _____ Notary Public

THOMAS K WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2027

This Instrument Prepared by: Thomas K. White, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
WILLIAM MICHAEL MCGEE and AUTUMN NELSON MCGEE, Trustees		
MCGEE FAMILY TRUST dated May 29, 2026	Same as New Owner	071-04-0-123.00
5206 Regent Drive		
Nashville, Tennessee 37220		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, WILLIAM MICHAEL MCGEE and AUTUMN NICOLE NELSON, n/k/a AUTUMN NELSON MCGEE, husband and wife (Grantors), do hereby quitclaim, transfer and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to WILLIAM MICHAEL MCGEE and AUTUMN NELSON MCGEE, Trustees of the MCGEE FAMILY TRUST dated May 29, 2026 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 357 on the Plan of Joywood Heights, Section IIA, of record in Plat Book 1424, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to WILLIAM MICHAEL MCGEE and AUTUMN NICOLE NELSON, from WILLIAM MICHAEL MCGEE, a single man, by Quitclaim Deed of record in Instrument 20201104-0129147, Register's Office for Davidson County, Tennessee.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The improved property is known as 2529 Flamingo Drive, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on May 29, 2026.

WILLIAM MICHAEL MCGEE

AUTUMN NELSON MCGEE

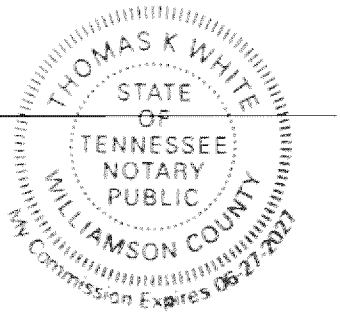
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM MICHAEL MCGEE and AUTUMN NELSON MCGEE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this May 29, 2026.

NOTARY PUBLIC

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, THOMAS K. WHITE, 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 May 29, 2026.

THOMAS K. WHITE 5/29/26 Date

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 29th day of May, 2026.

Notary Public

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

My Commission Expires: 6-05-2029