Karen Johnson Davidson County
Batch # 1435895 DEEDQC
06/18/2026 02:43:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260618-0055526

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Margaret L McNabb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF June, 2026.

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 4/22/2030

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE MARGARET LOUISE MCNABB REVOCABLE LIVING TRUST	**SAME**	**126-16A-632.00**
(NAME) **7421 Riverland Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **Margaret L. McNabb,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **Margaret Louise McNabb, Trustee of THE MARGARET LOUISE MCNABB REVOCABLE LIVING TRUST, dtd 06/11/2026,** established by **The Trust Agreement of THE MARGARET LOUISE MCNABB REVOCABLE LIVING TRUST, dtd 06/11/2026**, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 387, on the Final Plat of Riverwalk, Phase 4-C, as shown by plat appearing of record in Instrument No. 20060328-035052, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Celebration Homes LLC by deed from Riverwalk Development Partners, Inc. dated February 1, 2007 of record in Instrument No. 20070209-0017298, Registers Office for Davidson County, Tennessee.

Further being the same property conveyed to Margaret L. McNabb, from Celebration Homes, LLC, by Warranty Deed dated September 14, 2007, of record in Instrument No. 20070921-0112980, Register's Office for Davidson County, Tennessee.

The said Margaret L. McNabb and Margaret Louise McNabb are one in the same person for purposes of this transaction.

This conveyance is made subject to the following Permitted Encumbrances:

1. County Taxes for 2007 and subsequent years.

2. Plan of Newsom Land of record at Plat Book 1, Page 25, and in Plat Book 1, Page 121, Chancery Court of Davidson County, Tennessee.

3. Easements and rights granted to Tennessee Electric Power Company as set forth in instruments of record in Book 751, Page 375 and in Book 787, Page 7, Register's Office for said County.

4. Easements and rights-of-way taken by Tennessee Valley Authority as set forth in Declaration of Taking of record in Book 4205, Page 194, Register's Office for said County, and Book 4226, Page 715, Register's Office for said County.

5. Easements and rights-of-way granted to Tennessee Valley Authority as set forth in Grant of Transmission Line Easement of record in Book 4257, Page 647, Register's Office for said County.

6. Easement granted in Agreements for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7526, Page 315; 318 and 324, Register's Office for said County.

7. Restrictive Covenants of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.

8. Declaration of Road & Utilities access easement of record in Instrument No. 20010706-0072536, Register's Office for said County.

9. Stormwater Detention Agreement of record in Instrument No. 20010919-0101279 and Instrument No. 20021119-0143687, Register's Office for said County.

10. Landscape Agreement of record in Instrument No. 20010919-0101280, Register's Office for said County.

11. Charter Right of Way for CSX Transportation Railroad.

12. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021125-0145984, Register's Office for Davidson County, Tennessee.

13. By-Laws of record in Instrument No. 20011105-0121083, Register's Office for Davidson County, Tennessee.

14. All matters set forth in plan of record in Instrument No. 20060328-035052 and as amended in Instrument No, 20060104-0001187, Register's Office for Davidson County, Tennessee.

15. Agreement for Public Utilities Easement of record in Instrument No. 20040812-0097619, Register's Office for Davidson County, Tennessee.

And further any and all existing restrictions, setback, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

Said previous conveyance included for reference.

Unimproved ( )
This is improved (X) property, known as: **7421 Riverland Drive, Nashville, Tennessee 37221.**

Witness our hands, this the 11th day of June, 2026.

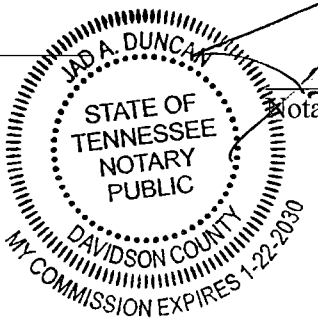
x Margaret L McNabb
Margaret L. McNabb

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 **Margaret L. McNabb** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 11th day of June, **2026.**

My Commission Expires: 1/22/2030



Notary Public