Karen Johnson Davidson County
Batch# 1436554 DEEDQC
06/22/2026 12:39:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260622-0056019

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 18th day of June, 2026. Notary Public My Commission Expires: _____ This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(D).

LINDSAY HAMADA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2028

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Michel A. McDonald, Trustee 3621 Richland Avenue Nashville, Tennessee 37205	SAME	091 11 0 262.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Michel A. McDonald, Trustee of the Alice C. McDonald Living Trust, established by the Revocable Trust Agreement of Alice C. McDonald dated April 1, 2022** (the "Living Trust"), for and in consideration of the sum of Ten

and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the Living Trust upon the death of its grantor, hereby releases, remises and quitclaims unto **Michel A. McDonald, Trustee of the Michel A. McDonald Trust,** an irrevocable trust established under the Alice C. McDonald Living Trust dated April 1, 2022, all right, title and interest of the Living Trust, consisting of an undivided one-half (1/2) tenant in common interest, in and to certain parcels of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 18th day of June, 2026.

Michel A. McDonald

Michel A. McDonald, Trustee of the
Alice C. McDonald Living Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michel A. McDonald, Trustee of the Alice C. McDonald Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of June, 2026.

My Commission Expires: _____

Lindsay Hamada
Notary Public

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2028

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee being Lots Nos. 1021 and 1023 of Block No. 153, Plan of No. 1 West Nashville of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michel A. McDonald, Trustee of the Alice C. McDonald Living Trust, consisting of an undivided one-half (1/2) tenant in common interest, by deed from Alice C. McDonald, of record as Instrument No. 20221011-0111611, Register's Office for Davidson County, Tennessee.

Alice C. McDonald died on September 29, 2025.

This conveyance is subject to the following:

1. Current year's State and County taxes which have been assumed by the Grantees.
2. Matters shown on the plat, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.
3. Easements as shown of record in Instrument No. 20011120-0127484 and Instrument No. 20030806-0111855, Register's Office for Davidson County, Tennessee.

This is improved property known as 5110 Delaware Avenue, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 **June 18, 2026**.

June 19, 2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **19th** day of **June**, **2026**.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

