Karen Johnson Davidson County
Batch# 1437291 DEEDQC
06/23/2026 12:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260623-0056532

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Alan I. McClellan and Twilla J. McClellan, Co-Trustees McClellan Family Revocable Living Trust 7210 Mark Drive Nashville, TN 37221	New Owner	14211008100

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, **Twilla J. McClellan**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Alan I. McClellan and Twilla J. McClellan, Co-Trustees, McClellan Family Revocable Living Trust Agreement dated June 22, 2026** ("Grantees"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 21 on the Plan of Valley West, Section Two, as of record in Book 3600, Page 86, Register's Office for said County.

Said Lot No. 21 fronts 100.76 feet on the westerly side of Mark Drive and extends back 178.58 feet on the northerly line and 170.51 feet on the southerly line to a dead line in the rear on which is measures 135.06 feet.

Being the same property conveyed to **Twilla J. McClellan**, by Quitclaim Deed dated September 27, 2018, from **Alan B. McClellan and wife, Twilla J. McClellan**, recorded in instrument No. 20181001-0096653, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **7210 Mark Drive, Nashville, TN 37221.**

Alan I. McClellan and **Alan B. McClellan** are one and the same person.

(Legal description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 22nd day of June 2026.

Twilla J. McClellan

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 **Twilla J. McClellan**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of June 2026.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 22nd day of June 2026.

Notary Public

My Commission Expires: 8/10/2027

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Russell T. Cook**, 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 22, 2026.

Affiant Signature

June 22, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22nd day of June 2026.

Notary's Signature

My Commission Expires: 7/23/2028

Notary's Seal:

CINDY ROMANI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 23, 2028