Karen Johnson Davidson County
Batch # 1443787 DEEDQC
07/10/2026 08:36:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260710-0062269

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.
SUSAN J. MCMAHAN, Trustee	Same	161 06 0 009.00
SUSAN J. MCMAHAN LIVING TRUST, U/A dated 7/8/2026		
5109 RHETT DR		
NASHVILLE, TN 37211		

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, **SUSAN MCMAHAN, unmarried ("Grantor")** this day quitclaims, conveys and transfers unto **SUSAN J. MCMAHAN, as Trustee of the SUSAN J. MCMAHAN LIVING TRUST, U/A dated 7/8/2026 ("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. 84 on the Plan of Section III, McMurray Woods, as of record in Book 3300, Page 83, Register's Office for said County. Said Lot No. 84 fronts 114.9 feet on the west side of Rhett Drive and extends back 248.4 feet on the south line and 183.4 feet on the north line to a dead line in the rear on which it measures 135.4 feet.

Being the same property conveyed to Johnny C. Bradford and wife, Josephine M. Bradford, by Warranty Deed dated August 22, 1963, from F.L. Eubank and wife, Helen L. Eubank, of record in Book 3614, Page 537, Register's Office for Davidson County, Tennessee. The said Johnny C. Bradford having since died and Josephine M. Bradford being the sole surviving tenant by the entirety. The said Josephine M. Bradford had not re-married.

Being the same property conveyed to Kenneth A. Fortin and Susan McMahan, husband and wife, from Josephine M. Bradford, a single person, by Warranty Deed recorded 5/27/2003, of record as Instrument No. 20030527-0071113, in the Register's Office for Davidson County, Tennessee.

Kenneth A. Fortin departed this life on June 16, 2006 leaving Susan McMahan as the sole owner of the property described herein.

This is improved property known as ***5109 RHETT DR NASHVILLE, TN 37211***

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 **7th day of JULY 2026.**

SUSAN MCMAHAN, Grantor

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 SUSAN MCMAHAN, 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 **7th day of JULY 2026**

Notary Public

My Commission Expires: 8/19/2028

S BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

SUSAN J. MCMAHAN, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **7th day of JULY 2026**

Notary Public

My Commission Expires: 8/19/2028

S BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD