Karen Johnson Davidson County
Batch# 1448134 DEEDQC
07/16/2026 04:04:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260716-0064706

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 15th day of July, 2026.

Notary Public

My Commission expires 7/15/2026

NAME AND ADDRESS OF PROPERTY OWNER:
The Neyder McDonald and Gary Lloyd McDonald Jr Revocable Living Trust
137 Dueler Drive,
Hermitage, TN 37076

SEND TAX BILLS TO:
The Neyder McDonald and Gary Lloyd McDonald Jr Revocable Living Trust
137 Dueler Drive,
Hermitage, TN 37076

MAP AND PARCEL NUMBER: 076010D10400CO

QUITCLAIM DEED
26NT01501

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

NEYDER MCDONALD, MARRIED MAN

By these presents do remise, release and **QUITCLAIM** unto

The Neyder McDonald and Gary Lloyd McDonald Jr Revocable Living Trust

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 104, on the Plan of Final Plat, Heritage Hills, Phase 3, Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20171004-0102057, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to NEYDER MCDONALD, MARRIED MAN from OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION, by Warranty Deed dated 08/27/2018 and recorded 09/06/2018 in instrument No. 20180906-0088280, Register's Office of said County.

This is an improved property commonly known as: 137 Dueler Drive, Hermitage, TN 37076-1588

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.

Witness our hands this 15 day of July, 2026.

Neyder McDonald

State of Tennessee }
County of Davidson }

Subscribed and sworn before be this 15 day of July, 2026.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

Notary Public

My Commission expires: 3/6/2029.

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Neyder McDonald, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of July, 2026.

Notary Public

My Commission expires: 3/6/2029

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

Neyder McDonald, Trustee, The Neyder McDonald and Gary Lloyd McDonald Jr Revocable Living Trust

State of Tennessee }
County of Davidson }

Subscribed and sworn before be this 15 day of July, 2026.

Notary Public

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

My Commission expires: 3/6/2029.

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Neyder McDonald**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of **The Neyder McDonald and Gary Lloyd McDonald Jr Revocable Living Trust**, and that as such Trustee, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 15 day of July, 2026.

Notary Public

My Commission expires: 3/6/2029

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

Gary Lloyd McDonald Jr, Trustee, The Neyder McDonald and Gary Lloyd McDonald Jr Revocable Living Trust

State of Tennessee }
County of Davidson }

Subscribed and sworn before be this 15 day of July, 2024.

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2029

Notary Public

My Commission expires: 3/6/2029.

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Gary Lloyd McDonald, Jr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of **The Neyder McDonald and Gary Lloyd McDonald Jr Revocable Living Trust**, and that as such Trustee, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 15 day of July, 2024.

Notary Public

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2029

My Commission expires: 3/6/2029.

Tennessee Certification of Electronic Document

I, Justin Foster 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 7-15-2026 (date of document).

Affiant Signature

7-15-2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th of July 2026

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY