Karen Johnson
Batch # 1453244
08/03/2026 12:17:06 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260803-0071182

PREPARED BY AND RETURN TO:
Ryan W. Barry
P.O. Box 400
Winchester, TN 37398

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Mark McMahan and Rebecca Bowman, Co-Trustees 506 Woodhurst Drive Nashville, TN 37220	Mark McMahan and Rebecca Bowman, Co-Trustees 506 Woodhurst Drive Nashville, TN 37220	161 05 0 008.00

QUITCLAIM DEED

IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, Mark G. McMahan and wife, Rebecca G. Bowman (collectively, the "Grantors") do hereby sell, transfer, convey, and quitclaim unto Mark Gregory McMahan and Rebecca Grace Bowman, Co-Trustees of the 2026 McMahan and Bowman Tenancy by the Entirety Revocable Trust U/A dated July 13, 2026 (which is a Joint Revocable Living Trust, hereinafter referred to as the "Grantee"), and its heirs and assigns, all of Grantors' right, title and interest in the certain tracts or parcels of real property in Davidson County, Tennessee described in Exhibit "A" of this Quitclaim Deed attached hereto and incorporated herein by reference.

(SEE ATTACHED EXHIBIT "A")

The property being conveyed by this Deed was held by the Grantors as tenants by the entirety with the right of survivorship as at common law, and it is the Grantors' intention that the provisions of Tennessee Code Annotated Section 35-15-510 apply to the property being conveyed by this Deed and any proceeds from any subsequent sale thereof. Grantors and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and Ryan W. Barry disclaims responsibility for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 13th day of July, 2026.

GRANTORS:

MARK G. MCMAHAN

REBECCA G. BOWMAN

STATE OF TENNESSEE :

COUNTY OF FRANKLIN :

On this 13th day of July, 2026, before me, a Notary Public of the state and county aforesaid, personally appeared MARK G. MCMAHAN and REBECCA G. BOWMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

WITNESS my hand and seal this 13th day of July, 2026.

RYAN W. BARRY STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Notary Public
My Commission Expires: March 21, 2028

STATE OF TENNESSEE :

COUNTY OF FRANKLIN :

I hereby swear and affirm that the actual consideration for this transfer is $0.00

2026 MCMAHAN AND BOWMAN TENANCY BY THE ENTIRETY REVOCABLE TRUST U/A DATED JULY 13, 2026

MARK GREGORY MCMAHAN, Co-Trustee/Affiant

Sworn and subscribed to before me this 13th day of July, 2026.

RYAN W. BARRY STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

Notary Public
My Commission Expires: March 21, 2028

EXHIBIT A

MAP & PARCEL: 161 05 0 008.00

REAL PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a parcel of ground located at the northwest corner of the intersection of Woodhurst Drive and Wakefield Drive, being Reserved Parcel C on the plan of Hillview Estates of record in Plan Book 3600, page 89, amended in Book 9109, page 980, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at an iron pin at the intersection of the north property line of Hillview Estates and the roadway radius of the northwest intersection of Woodhurst Drive and Wakefield Drive and continuing in a southwesterly direction along the radius for a distance of 28.11 feet to a concrete monument being the end of the radius; thence continuing along the north right-of-way line of Woodhurst Drive South 76 deg. 41' West for a distance of 222.0 feet to a concrete monument, being the beginning of a curve having a delta angle of 17 deg. 30' right and a radius of 481.79 feet; thence continuing along the curve for a distance of 147.15 feet to a concrete monument being the end of said curve; thence continuing North 85 deg. 49' West for a distance of 2.0 feet to an iron pin being the southeast corner of Lot No. 53 of Hillview Estates; thence at right angles in a northerly direction of a distance of 115.0 feet to an iron pin; thence North 52 deg. 41' East for a distance of 22.31 feet to an iron pin; thence along the north property line of Hillview Estates in a due east direction for a distance of 147.45 feet to an iron pin; thence South 77 deg. 44' East for a distance of 217.49 feet to an iron pin being the point of beginning and containing 0.84 acres, more or less.

SOURCE OF TITLE: Deed of record at Instrument No. 00009484-0000019, Register's Office, Davidson County, Tennessee.

NO BOUNDARY SURVEY OF THE WITHIN TRACTS OR PARCELS WAS MADE AT THE TIME OF CONVEYANCE, AND THE DESCRIPTION OF THE WITHIN TRACTS OR PARCELS IS NOT DIFFERENT FROM PREVIOUS DEEDS.