Karen Johnson
Batch # 1455469
08/04/2026 08:59:12 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260804-0071467

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration for this transfer is $-0-

Alicia McCann

Charles McCann

This instrument was prepared by:
Mill Creek Legal, PLLC
7271 Nolensville Rd.
Nolensville, TN 37135

LUCAS D. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn before me this 30th of July, 2026.

Notary Public
My Commission Expires: 6/18/28

QUITCLAIM DEED

New Owner(s)	*Send Tax Bills To*	*Map & Parcel Nos.*
McCann Family Trust 254 Norfolk Lane Nolensville, TN 37135	New Owner	173-09-0A-659.00-CO

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **Charles Stuart McCann and Alicia Marie McCann, husband and wife**, ("Grantor"), by these presents do hereby remise, release, quitclaim and convey unto **McCann Family Trust** U/A dated 08/27/2005 ("Grantee"), all of our right, title and interest in and to the following described real property located in the County of Davidson, State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 704 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property **conveyed to Charles Stuart McCann and Alicia Marie McCann, husband and wife,** by Warranty Deed from **Scott P. Shirley and Valerie A. Shirley, husband and wife** of record in Instrument No. 20220614-0067510 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 2408 ANSON LN NASHVILLE 37211.

WITNESS my hand this 30th day of July, 2026.

Alicia McCann

Charles McCann

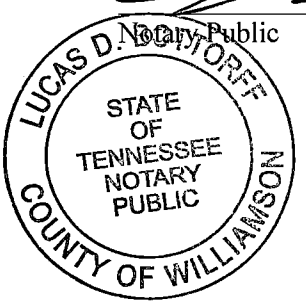
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named Grantor, Alicia McCann and Charles McCann, with whom I am personally acquainted and who acknowledged that the Grantor executed this Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nolensville, Tennessee, 30th of July, 2026.

Notary Public

My Commission Expires: 6/8/28



This Quitclaim Deed Was Prepared By:
Mill Creek Legal, PLLC
7271 Nolensville Rd.
Nolensville, TN 37135