Karen Johnson Davidson County
Batch# 1459735 DEEDQC
08/14/2026 01:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260814-0076163

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
Suite 1700, Liberty Tower
605 Chestnut Street
Chattanooga, Tennessee 37450
Attention: Nicholas E. Nester

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL
Daniel N. McVicker, Jr. and Susan McVicker, Co-Trustees 5344 Stanford Drive Nashville, TN 37215-4234	Bank of England P O Box 3490 Little Rock, AR 72203	131-13-0-023.00

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, DANIEL MCVICKER, JR. and wife, SUSAN MCVICKER ("Grantors"), do hereby grant, bargain, transfer, convey, and forever quitclaim unto DANIEL N. MCVICKER, JR. and SUSAN W. MCVICKER, CO-TRUSTEES OF THE MCVICKER TENANCY BY THE ENTIRETY TRUST dated August 14, 2026 ("Grantees"), and their successors and assigns, all of Grantors' right, title and interest in the certain tract or parcel of real property located in Davidson County, Tennessee and being more particularly described in Exhibit "A" which is attached to this Quitclaim Deed and incorporated herein by reference.

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 Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of title to the real property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed this 14th day of August, 2026.

GRANTORS:

Daniel McVicker, Jr.

Susan McVicker

STATE OF TENNESSEE :
:
COUNTY OF HAMILTON :

On this 14th day of August, 2026, before me, a Notary Public of the state and county aforesaid, personally appeared Daniel N. McVicker, Jr. and wife, Susan McVicker, 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, at office in Hamilton County, Tennessee, this 14th day of August, 2026.

HANNAH E. MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Notary Public

My Commission Expires: APRIL 4, 2029

28089_16/26001/RLS-4916-1062-6990_1

202608140076163

STATE OF TENNESSEE :
:
COUNTY OF HAMILTON :

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

AFFIANT-GRANTEE:

THE MCVICKER TENANCY BY THE ENTIRETY TRUST dated August 14, 2026

Daniel N. McVicker, Jr., Co-Trustee

Sworn to and subscribed before me
this 14th day of August, 2026.

Notary Public

My commission expires: APRIL 4, 2029

HANNAH E. MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

28089_16/26001/RLS-4916-1062-6990_1

202608140076163

EXHIBIT "A"

Parcel No. 131-13-0-023.00 (5344 Stanford Dr)

Land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Resubdivision of Parts of Lot 13 and 14 on the Revised Plan of Westwood, as of record in Plat Book 974, Page 14, revised in Plat Book 4060, Page 157, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

GRANTOR'S SOURCE OF TITLE is a Deed recorded at instrument number 20200127-0009123, in the Register's Office of Davidson County, Tennessee.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

(1) Property taxes for the current year and all subsequent years, taxes for the current year having been paid and assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 974, Page 14, as revised in Plat Book 4060, Page 157, Register's Office for Davidson County, Tennessee.(3) Limited Power of Attorney executed by Joseph Kent Carter, Trustee, Integrity Properties Trust, dated December 9, 2016, appointing Steven R. Griffith in Instrument No. 20171016-0106023, said Register's Office.(4) Limited Power of Attorney executed by Joseph Kent Carter, Trustee, SRGTN Trust, dated December 9, 2016, appointing Steven R. Griffith in Instrument No. 20171016-0106024, said Register's Office.(5) Durable Limited Power of Attorney executed by Joeseph Kent Carter, Trustee of the SRGTN Trust, dated December 9, 2016, appointing Steven R. Griffith in Instrument No. 20190805-0077455, said Register's Office.(6) Durable Limited Power of Attorney executed by Joseph Kent Carter, Trustee of the Integrity Properties Truste, dated December 9, 2016, appointing Steven R. Griffith in Instrument No. 20190805-0077454, said Register's Office.

This property is subject to a certain Deed of Trust dated January 23, 2020 by Daniel McVicker, Jr., a married man, recorded in the Register's Office of Davidson County, Tennessee at instrument number 20200124-0009053, to Cindy S. Smith, PC, as Trustee for the benefit of Bank of England, as Lender, and that certain Open End Deed of Trust dated August 25, 2023 by Daniel McVicker, Jr. and Susan McVicker, husband and wife, recorded in the Register's Office of Davidson County, Tennessee at instrument number 20230830-0068048, to Joseph B. Pitt, Jr, as Trustee for the benefit of Homebridge Financial Services, Inc. DBA Real Estate Mortgage Network, as Lender.

No boundary survey of the within tract or parcel of real estate was made at the time of this conveyance, and the description of the within tract or parcel of real estate is not different from previous deeds.

CERTIFICATE OF AUTHENTICITY

I, GREGORY D. WILLETT, 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 August 14, 2026 (date of document)

GREGORY D. WILLETT, Affiant Signature
Dated: August 14, 2026

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn and subscribed before me this 14th day of August, 2026.

Rebecca Lynn Stone

My Commission Expires: 01/17/2027

