Karen Johnson Davidson County
Batch# 1471714 DEEDQC
09/10/2026 04:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260910-0084311

This Instrument Was Prepared By:
Connor D. McDonald
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027
(615) 475-7033

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

David Martin McCracken, Affiant

Subscribed and sworn to before me this 10th day of September 2026.

Notary Public
My Commission Expires: 11.08.2027

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2027

**THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.**

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL NO. |
|---|---|---|
| David Martin McCracken and<br>David Martin McCracken, Trustee<br>2204 Clare Park Drive<br>Franklin, TN 37069 | Same | 117-12-53 |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **David Martin McCracken and Michael Scott McCracken, Co-Trustees of the Jean B. McCracken Revocable Trust dated March 1, 2023** (collectively, the "**Grantor**"), do hereby convey and quitclaim unto **David Martin McCracken**, an unmarried individual, an undivided one-half (1/2) interest, and unto **David Martin McCracken, Trustee of the Jean B. McCracken Revocable Trust u/a dated March 1, 2023, for the benefit of Michael Scott McCracken**, an undivided one-half (1/2) interest (collectively, the "**Grantees**"), to be held by the Grantees as tenants in common, in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 10th day of September 2026.

David Martin McCracken, Co-Trustee of the Jean B. McCracken Revocable Trust dated March 1, 2023

STATE OF TENNESSEE )
) SS:
COUNTY OF WILLIAMSON )

Before me, Erika Scruggs, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared David Martin McCracken, Co-Trustee of the Jean B. McCracken Revocable Trust dated March 1, 2023, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named Co-Trustee, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 10th day of September 2026.

ERIKA SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

Erika Scruggs
Notary Public

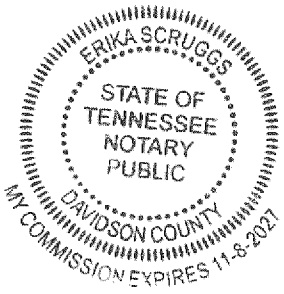
My Commission Expires: 11.08.2027

Michael Scott McCracken, Co-Trustee of the Jean B. McCracken Revocable Trust dated March 1, 2023

STATE OF TENNESSEE )
) SS:
COUNTY OF WILLIAMSON )

Before me, Erika Scruggs, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Michael Scott McCracken, Co-Trustee of the Jean B. McCracken Revocable Trust dated March 1, 2023, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named Co-Trustee, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 10th day of September 2026.




Erika Scruggs
Notary Public

My Commission Expires: 11-08-2027

**EXHIBIT A**

Land in Davidson County, Tennessee, being Lot No. 9 and part of Lot No. 8 in Block A on the Plan of Clairmont Subdivision of record in Book 974, page 8, Register's Office for said County.

Said Lot and part of Lot front together 228.82 feet on the northerly side of Woodmont Avenue (now Woodmont Blvd.) and run back between parallel lines 200 feet, with the easterly margin of Belmont Blvd.

Being the same property conveyed to Jean B. McCracken, Trustee of the Jean B. McCracken Revocable Trust dated March 1, 2023, by Quitclaim Deed from Jean B. McCracken, an unmarried woman, of record as Instrument #20230323-0020952, dated March 23, 2023, Register's Office for Davidson County, Tennessee. Jean B. McCracken died on August 10, 2025. David Martin McCracken and Michael Scott McCracken are the duly appointed and acting successor Co-Trustees of the Jean B. McCracken Revocable Trust dated March 1, 2023.

This conveyance is made subject to an 8-foot easement for public utilities along the northerly and easterly line of Lot No. 9 and along the westerly line of Lot No. 8, a 35-foot building setback line from Woodmont Avenue, a 50-foot building setback line from Belmont Boulevard, and conditions of owner's certificate as shown on plan of record; restrictive covenants of record in Book 833, page 127; Book 1011, page 308; Book 1003, page 511; Book 1038, page 135; and Book 1072, page 268, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3410 Belmont Blvd., Nashville, TN 37215.

The legal description contained herein is the same as that contained in the previous deed of record.

THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

**Tennessee Certification of Electronic Document**

I, **Connor D. McDonald,** 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 Sept 10, 2026 (date of document).

Affiant Signature

September 10, 2026
Date

State of **Tennessee**

County of **Williamson**

Sworn to and subscribed before me this 10th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

