Karen Johnson Davidson County
Batch# 399334 DEEDQC
05/12/2020 03:34:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200512-0049338

Recording Requested and Deed Prepared By:
Jean L. Byassee
Venick, Kuhn Byassee Austin & Rosen PLLC
210 25th Avenue North, Suite 1010
Nashville TN 37203
(615) 321-5659

New Owner:
Thomas Shaughnessy
5087 Kittrell RD
Nashville, TN 37221-4205

Send Tax Bills to:

Same

Map & Parcel:
156 13 0 006.00

State of Kentucky
County of Fayette

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

Affiant

Subscribed before me this 6 day of May, 2020.

Notary
My Commission Expires 02-28-2024
(Affix Seal)

RACHEL M. REED NOTARY PUBLIC STATE AT LARGE, KENTUCKY My Commission Expires 02-28-2024 Notary ID # KYNP

## TENNESSEE QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Christopher Shaughnessy acting as executor, for the estate of Robert Henry Shaughnessy, probated in Davidson County as # 19P1636, hereby quit claims all the estate's rights, title and interest in the property, located at 5087 Kittrell Road, Nashville, Tennessee, to Thomas Shaughnessy, being the same property held by Robert and Patricia Shaughnessy as husband and wife; Patricia having predeceased Robert. The property subject to this conveyance is a certain tract of land in Davidson County, Tennessee, more fully described as follows:

LAND in Davidson County, Tennessee, described as follows:

Being Lot #19 on the Plan of Pasquo Park Subdivision, Section II, of record in Book 3600, Page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 100 feet on the easterly margin of Kittrell Road and extends back 312.3 feet on the northerly line and 310.9 feet on the southerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to said Robert Shaughnessy, by Quit Claim Deed from Patricia A. Shaughnessy through her conservator, Robert Shaughnessy, in the Registers Office for Davidson County, Tennessee, dated December 15, 2017, recorded on December 22, 2017 of record No. 2017122-0130369 and the property description set forth therein is hereby incorporated by reference herein.

**Subject to all matters shown on the above referenced plat, and to restrictions and encumbrances of record.**

This conveyance is subject to the following:

- Taxes for the year 2020 and subsequent.

• Any and all existing easements, mortgage and restrictions as shown of record not stated herein.

This is improved property known as 5087 Kittrell Road, Nashville, Tennessee 37221-4205

WITNESS my hand this 6th day of May, 2020.

Grantor:

Christopher Shaughnessy Executor for the estate of Robert Henry Shaughnessy

STATE OF Kentucky )
COUNTY OF Fayette )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Shaughnessy of whom I am personally acquainted and who upon oath, acknowledged that he is duly authorized to act for the Estate of Robert Henry Shaughnessy, # 19P1636 Davidson County, Tennessee, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Lex, Kentucky, this 6th day of May, 2020.

Rachel M. Reed
Notary Public

My Commission Expires: 02-28-2024

RACHEL M. REED
My Commission Expires 02-28-2024
NOTARY PUBLIC
Notary ID # KYNP36888
STATE AT LARGE, KENTUCKY