Name and Address of New Owner:
Shannon Killion Family Trust
5002 Southfork Boulevard
Nashville, TN 37138

Send Tax Bills To:
Shannon Killion Family Trust
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 063160C02200CO

Karen Johnson Davidson County
Batch# 540247 DEEDQC
12/22/2020 02:03:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201222-0152368

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Shannon Carter, unmarried** "the Grantor," convey and quitclaim unto **Shannon Carter, Trustee of the Shannon Killion Family Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Units No. 22 on the plan of A Horizontal Property Regime Section One, Hermitage Springs Townhomes, of record in Instrument 200108010081514, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Shannon Carter, unmarried by Warranty Deed from Eastland Construction, Inc., recorded on November 09, 2020, and of record in Instrument No. 20201109-0131292, Register's Office for Davidson County, Tennessee.
>
> Being a portion of the same property conveyed to Eastland Construction, Inc. by Warranty Deed from Russell E. Parrish, Trustee, recorded on July 24, 2018, of record in Instrument No. 20180724-0072016, Register's Office for Davidson County, TN.
>
> This is improved property known as 5002 Southfork Boulevard, Old Hickory, TN 37138.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 2nd day of November, 2020.

Shannon Carter (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Shannon Carter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of November, 2020.

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

Notary Public
My commission expires: 10-25-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 2nd day of November, 2020.

Notary Public
My commission expires: 10-25-2022

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

File # 2020-1832

True Copy Certification

I, John A. Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, this 2nd day of November, 2020, a notary public for this county and state, John A. Bell Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-8-2021
Notary Seal (if on paper)