**RECORD AND RETURN TO:**
Limestone Title and Escrow, LLC
580 Franklin Rd., Ste 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 625618 DEEDQC
04/29/2021 10:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210429-0057423

File No.: TN2115503

**QUITCLAIM DEED**

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF April, 2021.

NOTARY PUBLIC

My commission expires: _____

RENE PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 11-5-2024

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Rd., Ste 203, Franklin, TN 37

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shawn F. Maurer and wife, Shannon Maurer<br>2414 Eastland Ave<br>Nashville, TN 37206 | Shawn F. Maurer and wife, Shannon Maurer<br>2414 Eastland Ave<br>Nashville, TN 37206 | 08312010900 |

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Shawn F. Maurer,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto **Shawn F. Maurer and wife, Shannon Maurer, as tenants by the entirety,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 21 on the Plan of Eastland Acres, Section 1, as of record in Book 2133, page 103, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shawn F. Maurer, an unmarried man from Mary Allison Bridges, by Warranty Deed dated 02/09/2018 and recorded 02/13/2018 in Instrument No. 20180213-0014122, Register's Office of said County.

The address of the herein described property is believed to be 2414 Eastland Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

WITNESS MY HAND, this 14th DAY OF April, 2021.

**Shawn F. Maurer**

STATE OF HAWAII )
CITY & COUNTY OF HONOLULU ) SS.

Personally appeared before me, a Notary Public, **Shawn F. Maurer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 14th DAY OF April, 2021.

LYNN HANN
NOTARY PUBLIC
Comm. No. 20-12
STATE OF HAWAII

Notary Public, State of Hawaii

Lynn Hann
Printed Notary Name

My commission expires: 01/19/2024

Doc. Date: No Date # Pages 2
Notary Name: Lynn Hann First Circuit
Doc. Description Quitclaim Deed

Notary Signature 04/14/2021 Date

LYNN HANN
NOTARY PUBLIC
Comm. No. 20-12
STATE OF HAWAII

# True Copy Certification

I, **Jennifer L. Pennell,** 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 Tennessee

County of Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022