Karen Johnson Davidson County
Batch# 634805 DEEDQC
05/12/2021 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210512-0064206

New Owner:	Send Tax Bills To:	Map-Parcel Number
Joan H. Shannon 4353 Enchanted Circle Nashville, TN 37218	New Owner	069 02 0 067.00

THIS INSTRUMENT PREPARED BY:
Lightsey Law, P.C.
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

WHEN RECORDED RETURN TO:
Midtown Title, LLC
313 E. Main Street, Suite 2
Hendersonville, TN 37075

File No.: 111230-TH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this 11th day of May 2021.

Notary Public

My Commission Expires:
5/2/22

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-02-2022

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Joan H. Shannon, unmarried, and Katrice Angeleeta P. Shannon, unmarried**, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do transfer and quitclaim to **Joan H. Shannon, unmarried**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Lot 133, Enchanted Hills, Section 3, as shown on plat of record in Plat Book 3842, Page 90, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 133 fronts 200.0 feet on the Westerly margin of Enchanted Circle and runs back between lines, the Northerly line being 367.7 feet and the Southerly line being 357.9 feet to a line in the rear measuring 197.31 feet therein.

Being the same property conveyed to Joan H. Shannon, unmarried and Katrice Angeleeta P. Shannon, unmarried, as joint tenants with right of survivorship, by Quitclaim Deed from Joan H. Shannon, unmarried, of record in Instrument No. 20110511-0036160, in the Register's Office of Davidson County, Tennessee, dated April 27, 2011 and recorded on May 11, 2011.

Being the same property conveyed to Joan Shannon, aka Joan Shannon Parchue, unmarried, by Quitclaim Deed from Alice S. Lyons, a/k/a Alice Shannon Lyons, unmarried, of record in Book 10350, Page 344, in the

Register's Office of Davidson County, Tennessee, dated February 07, 1997 and recorded on February 14, 1997.

Being the same property conveyed to Carlton H. Petway, Trustee , and further conveyed to Joan Shannon-Parchue and Alice Shannon-Lyons, by Quitclaim Deed from Solomon N. Shannon, of record in Book 7056, Page 314, in the Register's Office of Davidson County, Tennessee, dated November 26, 1986 and recorded on December 02, 1986.

Being the same property conveyed to Solomon N. Shannon and wife, Leola N. Shannon, by Warranty Deed from Willie B. Brooks and wife, Shirley A. Brooks, of record in Book 4696, Page 5, in the Register's Office of Davidson County, Tennessee, dated August 12, 1969 and recorded on April 06, 1973. The said Leola N. Shannon since died on December 26, 1985.

This is improved property known as 4353 Enchanted Circle, Nashville, Tennessee 37218.

Said property is conveyed subject to such taxes, limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. Lightsey Law, P.C., shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

The legal description used in this deed is the same legal description that appears in the previous deed.

IN WITNESS WHEREOF, this instrument has been executed this 5th day of May 2021.

GRANTORS:

Joan H. Shannon

Katrice Angeleeta P. Shannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joan H. Shannon and Katrice Angeleeta P. Shannon, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, stated that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 5th day of May 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

