Karen Johnson Davidson County
Batch# 634805 DEEDQC
05/12/2021 02:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210512-0064207

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.: 1-11230-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 11 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 05-02-2022

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, **Katrice A. Parchue Shannon, as Successor Trustee of the Drake Davidson Trust**, hereinafter referred to as the Grantor, 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:

A tract of land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:

Beginning at an iron pin at the common rear corner of Lots 133 and 134 plan of Enchanted Hills, Section 3, as of record in Book 3842, Page 90, R.O.D.C, Tennessee; thence,

1. With the Westerly line of Lots 133 with a curve to the left (radius 5,669.6 feet) Southwestwardly a distance of 197.31 feet to an iron pin set at the common corners of Lots 132 and 133 and having a chord bearing and distance of S00 degrees, 03'38"W, 197.292 feet, thence,

2. With the common line between Lots 132 and 133 Extended, N86 degrees, 17'41"W, 60.20 feet to an iron pin set in the center of parcel 71; thence,

3. With the center of Parcel 71 with a curve to the right (radius 5,729.6 feet) Northeastwardly a distance of 196.80 feet to an iron pin set and having a chord bearing and distance of N00 degrees 05'47"E, 196.788

feet; thence,

4. S86 degrees 46'E, 60.04 feet to the point of beginning and containing 11,826 square feet.

Being the same property conveyed to Drake Davidson Trust, J. H. Powell, as Trustee, by Warranty Deed from Joan H. Shannon, of record in Instrument No. 20180830-0086161, in the Register's Office of Davidson County, Tennessee, dated August 14, 2018 and recorded on August 30, 2018.

Being the same property conveyed to Joan H. Shannon, an unmarried woman and daughter, Katrice Angeleeta P. Shannon, an unmarried woman, by Warranty Deed from Joan H. Shannon, an unmarried woman, of record in Instrument No. 20040916-0111438, in the Register's Office of Davidson County, Tennessee, dated August 26, 2004 and recorded on September 16, 2004.

Being the same property conveyed to Joan H. Shannon, by Warranty Deed from Enchanted Hills, Inc., of record in Book 10574, Page 203, in the Register's Office of Davidson County, Tennessee, dated June 27, 1996 and recorded on August 19, 1997.

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.

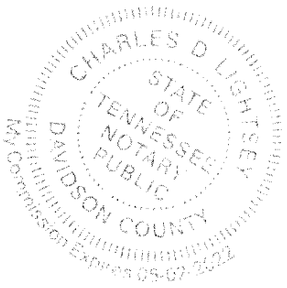
GRANTORS:

Katrice A. Parchue Shannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Katrice A. Parchue Shannon, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, stated that she is the Successor Trustee of the Drake Davidson Trust and that she executed the foregoing instrument for the purposes therein contained.

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



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.

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.

Notary Signature

My Commission Expires: 3-6-2024

