Karen Johnson Davidson County
Batch# 657769 DEEDQC
06/16/2021 11:16:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210616-0081302

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 15th day of June, 2021.

Notary Public

My commission expires: 10/21/2024

KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd., Suite 200
Gallatin, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Caitlin Shannon	**NEW OWNER**	**08306012000**
201 Manchester Ave.		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Matthew Reynolds,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Caitlin Shannon** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Montgomery County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44, Beaumont Place, as shown on plat of record in Plat Book 332, Page 38, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Matthew Reynolds, a single man, and Caitlin Shannon, a single woman, by Warranty Deed from Michael Adams, a single man, dated September 21, 2017, of record in Instrument No. 20170926-0098460, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is improved property commonly known as 201 Manchester Ave., Nashville, TN 37206.

WITNESS my/our hands this 9th day of June, 2021.

Matthew Reynolds
Matthew Reynolds

STATE OF Tennessee
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Matthew Reynolds**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of June, 2021.

NOTARY PUBLIC

MARY LEE DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

My Commission Expires: 9/7/21

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY