Karen Johnson Davidson County
Batch# 665287 DEEDQC
06/25/2021 03:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210625-0086767

This Instrument Prepared with Information Furnished by the Parties and should be returned to:

Taylor C. Grills, Esq.
547 N. Mt. Juliet Rd., Ste. 100
Mt. Juliet, TN 37122

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

State of Tennessee
County of Wilson

The actual consideration is $0.00.

Affiant

Subscribed and sworn to before me this 25 day of June, 2021.

Notary
Commission Expires: _____

QUITCLAIM DEED

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES, WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SEARCH OF COUNTY RECORDS, AND TENNESSEE TITLE SERVICES, LLC OR TAYLOR C. GRILLS, ESQ. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR CONTENT STATED HEREN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shawn P. Rooney, Margo A. Rooney, and Candice A. Kelly 3325 Tiney Place Nashville, TN 37217	Margo A. Ronoey 7527 Boris Court Rohnert Park, CA 94928	136-05-0A-110.00 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, **Shawn Patrick Rooney and Margo Ann Rooney, Trustees of the Rooney Family 2003 Living Trust, dated May 28, 2003,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM, TRANSFER, AND CONVEY ALL HIS RIGHT, TITLE, AND INTEREST UNTO, **Shawn Patrick Rooney and Margo Ann Rooney, Trustees of the Rooney Family 2003 Living Trust, dated May 28, 2003, and Candice A. Kelly, as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 81, as shown on the Enclave at Bayview Estates (formerly known as Bayview Estates), Phase Four, of record in

Instrument No. 20030703-0092328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shawn Rooney and Margo Rooney by Special Warranty Deed from The Secretary of Veterans Affairs, an officer of the United States of America, dated August 21, 2013, recorded August 30, 2013, of record in Instrument No. 20130830-0091640, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shawn Patrick Rooney and Margo Ann Rooney, Trustees of the Rooney Family 2003 Living Trust, dated May 28, 2003, by Quitclaim Deed from Shawn Rooney and Margo Rooney dated September 16, 2013 and recorded on September 24, 2013 in Instrument No. 20130924-0100461, Register's Office for Davidson County, Tennessee.

Being also known as 3325 Tinney Place, Nashville, TN 37217.

Grantors covenant that they are lawfully seized and possess said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, a mortgage lien, and restrictions and easements of record. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

(Signature Page Follows)

(Signature Page)

Witness my hand this 25th day of November, 2020.

Shawn Patrick Rooney and Margo Ann Rooney, Trustees of the Rooney Family 2003 Living Trust, dated May 28, 2003

Shawn Patrick Rooney Trustee

Shawn Patrick Rooney, Trustee

Margo Ann Rooney Trustee

Margo Ann Rooney, Trustee

STATE OF Texas

COUNTY OF Bexar

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Shawn Patrick Rooney and Margo Ann Rooney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are the trustees of the Shawn Patrick Rooney and Margo Ann Rooney, Trustees of the Rooney Family 2003 Living Trust, dated May 28, 2003 and that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of November, 2020.

NOTARY PUBLIC STATE OF TEXAS
Phillip Jerdon
ID NUMBER
13200393-9
COMMISSION EXPIRES
July 12, 2023

Phillip Jerdon

Notary Public
My Commission Expires: 07/12/2023

Notarized online using audio-video communication

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021