STATE OF KENTUCKY)
COUNTY OF FAYETTE)

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 13th day of July, 2021.

Notary Public

My Commission Expires: 1/23/2025

ELIZABETH W. CANTER
My Commission Expires 01-23-2025
NOTARY PUBLIC
Notary ID # KYNP20791
STATE AT LARGE, KENTUCKY

Karen Johnson Davidson County
Batch# 688283 DEEDQC
08/02/2021 10:35:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210802-0103407

THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 509
Nashville, TN 37205

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**PARCEL ID:**
Maximillian J. Shaughnessy 2430 Cedar Hill Drive Richmond, KY 40475	SAME	15613000600

ADMINISTRATOR'S QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS that, **Christopher J. Shaughnessy, Administrator of the Estate of Thomas F. Shaughnessy**, deceased, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Thomas F. Shaughnessy, opened in Davidson County, Tennessee, and filed under Docket Number 21P404, Probate Court for Davidson County, Tennessee has bargained and sold, and by these presents does convey, remise, release and forever quitclaim unto **Maximillian J. Shaughnessy**, his heirs and assigns, all the interest in and to a certain tract or parcel of land situated and being in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 19 on the Plan of Pasquo Park Subdivision, Section II, of record in Book 3600, Page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 100 feet on the easterly margin of Kittrell Road, and extends back 312.3 feet on the northerly line and 310.9 feet on the southerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Thomas F. Shaughnessy by Quitclaim Deed from Christopher Shaughnessy, Executor of the Estate of Robert Henry Shaughnessy, of record in Instrument No: 20200512-0049338, Register's Office for Davidson County, Tennessee. Thomas F. Shaughnessy died on November 13, 2020.

This is improved property known as 5087 Kittrell Road, Nashville, TN.

This conveyance is subject to any and all existing restrictions, easements, encumbrances and covenants of record.

WITNESS my hand this 13th day of July, 2021.

Christopher J. Shaughnessy, Administrator
Estate of Thomas F. Shaughnessy

STATE OF KENTUCKY)

COUNTY OF FAYETTE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Christopher J. Shaughnessy, Administrator of the Estate of Thomas F. Shaughnessy,** the within-named bargainor, 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 official seal at Lexington, Kentucky, this 13th day of July, 2021

NOTARY PUBLIC

My commission expires: 1/23/2025

ELIZABETH W. CANTER
My Commission Expires 01-23-2025
NOTARY PUBLIC
Notary ID # KYNP20791
STATE AT LARGE, KENTUCKY