Karen Johnson Davidson County
Batch# 730802 DEEDQC
10/06/2021 09:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211006-0134086

QUITCLAIM DEED

KAYLAN TERRELL NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 03/30/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Rhonda Baudino

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF September 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ronald Shaffer, Trustee	**Same**	**082-15-0A-117.00-CO**
(NAME)	(NAME)	
2215 NE 52nd Avenue		
(ADDRESS)	(ADDRESS)	
Portland, OR 97213		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RONALD K. SHAFFER AND VICTORINE L. BAUDINO-SHAFFER, TRUSTEES OF THE SHAFFER FAMILY TRUST, DATED MAY 12, 2020 ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY

AN UNDIVIDED ONE-HALF INTEREST TO RONALD K. SHAFFER, TRUSTEE OF THE CREDIT SHELTER TRUST CREATED UNDER THE SHAFFER FAMILY TRUST DATED MAY 12, 2020, AND **AN UNDIVIDED ONE-HALF INTEREST TO RONALD K. SHAFFER, TRUSTEE OF THE SURVIVOR'S TRUST CREATED UNDER THE SHAFFER FAMILY TRUST DATED MAY 12, 2020, AND TO SUCH SUCCESSOR TRUSTEES HEREAFTER APPOINTED** ("GRANTEES"),

THEIR HEIRS,SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 536 AND PARKING SPACE 118, OF 5TH AND MAIN CONDOMINIUMS, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING 5TH AND MAIN CONDOMINIUMS OF RECORD IN INSTRUMENT NUMBER 20060630-0078751, AS AMENDED IN INSTRUMENT NO. 20070104-0001656; INSTRUMENT NO.20070424-0048607; INSTRUMENT NO. 20080411-0036927; INSTRUMENT NO. 20080512-0048553; INSTRUMENT NO. 20081120-0114262;INSTRUMENT NO. 20110921-0073283; INSTRUMENT NO. 20111129-0092827; INSTRUMENT NO. 20120409-0030284; INSTRUMENT NO. 20120820-0074741; INSTRUMENT NO. 20121017-0095419; INSTRUMENT NO. 20130911-0096032 AND INSTRUMENT NO. 20140804-0069914, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT B TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO THE RONALD K. SHAFFER AND VICTORINE L. BAUDINO-SHAFFER, TRUSTEES OF THE SHAFFER FAMILY TRUST, DATED MAY 12, 2020, BY QUITCLAIM DEED FROM RONALD K. SHAFFER AND VICTORINE BAUDINO-SHAFFER, OF RECORD IN INSTRUMENT NUMBER 20200520-0052449, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID VICTORINE L. BAUDINO-SHAFFER HAS SINCE DIED ON APRIL 30TH, 2021, LEAVING ALL INTEREST IN SAID PROPERTY TO RONALD K. SHAFFER AS THE "SURVIVING SETTLOR" OF THE SHAFFER FAMILY TRUST DATED MAY 12, 2020. UPON THAT DATE PER THE TRUST AGREEMENT, CERTAIN ASSETS WERE ALLOCATED TO FUND THE MARITAL TRUST AND THE DISCLAIMING SETTLOR SHALL ALLOCATE THE DISCLAIMED PROPERTY TO THE NON-MARITAL SHARE (THE CREDIT SHELTER TRUST).

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2115 Yeaman Place, #536, Nashville, Tennessee 37206**

Witness our hands this the 1 day of Sept., 2021.

THE SHAFFER FAMILY TRUST DATED MAY 12, 2020

Ronald K. Shaffer

By: RONALD K. SHAFFER
ITS: SURVIVING TRUSTEE

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me on September 1st, 2021, by Ronald K. Shaffer, as Trustee of The Shaffer Family Trust date May 12, 2020.

Brett Hinchliffe

Notary Public for Oregon
My commission expires:

OFFICIAL STAMP
BRETT HINCHLIFFE
NOTARY PUBLIC - OREGON
COMMISSION NO. 989361
MY COMMISSION EXPIRES JULY 8, 2023

I, Ryan Terrell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/1/2021 (date of document).

Affiant Signature

Date 9/30/2021

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024