This instrument prepared by:
Margaret L. Behm
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 738803 DEEDQC
10/18/2021 02:38:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211018-0139734

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Shasta Properties, LLC P.O. Box 159328 Nashville, TN 37215	Same	117 04 0 091.00

FOR AND IN CONSIDERATION of good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **SARAH M. TRAHERN**, ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **SHASTA PROPERTIES, LLC**, a Tennessee Limited Liability Company, and its successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being the East 50 feet of Lot No. 269 on the Plan of Belmont Land Co's Plan Showing Sub 10 Acres and Resub of Lots 1-6 & 20-25 of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said East part of Lot No. 269 fronts 50 feet on the northerly margin of Rosewood Avenue and extends back between parallel lines 170 feet to alley in the rear.
>
> Being all of the same property conveyed to Sarah M. Trahern, a married person, by Warranty Deed from Karen M. Stabile, married, of record in Instrument No. 20140822-0076882, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 4th day of October, 2021.

Affiant

Notary Public

My Commission Expires: 7/5/2022

This is improved property, known as 1718 Rosewood Avenue, Nashville, TN 37212.

WAYNE FLATT, Spouse of **SARAH M. TRAHERN**, hereby joins in the execution of this Quitclaim Deed to convey any and all marital interest which he may have in this property.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 4th day of October, 2021.

SARAH M. TRAHERN, **GRANTOR**

WAYNE FLATT, **GRANTOR**

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH M. TRAHERN** and **WAYNE FLATT**, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4th day of October, 2021.

Notary Public

My Commission Expires: 7/5/2022