*THIS INSTRUMENT PREPARED BY:*
*Yvette L. Meldrum, Attorney at Law*
**Mid-State Title & Escrow, Inc.**
*Royal Oaks Trade Center*
*128 Holiday Court, Suite 125*
*Franklin, TN 37067*
*(615) 790-3156*

Amelia Swanson State of Tennessee Notary Public Williamson County

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2021-2038

*STATE OF TENNESSEE]*
*COUNTY OF WILLIAMSON]*

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

Marla Richardson
*Affiant*

Sworn to and subscribed to before me this 15th day of November 20 21.

*Notary Public*
*My commission expires:* 4/24/2023

**Name and Address of New Owner:**
Marla Richardson Realtor, LLC
8119 Isabella Land Ste 105
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 760046 DEEDQC
11/23/2021 12:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211123-0155498

**Send Tax Bills To:**
Owner

**Street Address of Subject Property:**
5087 Kittrell Road
Nashville, TN, 37221

**Parcel ID:**
156-13-0-006.00

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marla Richardson**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Marla Richardson Realtor, LLC,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows, to wit: 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 Robert H. Shaughnessy and wife, Patricia A. Shaughnessy by Warranty Deed from Raymond Willis and wife, Brinda D. Willis of record in Book 4781,

Page 18, Register's Office for Davidson County, Tennessee, dated January 15, 1974 and recorded on January 16, 1974. (Value or consideration shown in aforementioned deed $38,500.00.)

Being the same property conveyed to Robert Shaughnessy, being the same property held by Robert and Patricia Shaughnessy by Quitclaim Deed from Patricia A. Shaughnessy, acting by and through her conservator, Robert Shaughnessy of record in Instrument No. 20171222-0130369 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 22, 2017. The said Patricia A. Shaughnessy having since died on February 9, 2019, leaving said Robert H. Shaughnessy as the surviving tenant by the entirety. The said Robert Shaughnessy having said died on June 26, 2019. Probate at Case No. 19P1636, in the Seventh Circuit Court (Probate Court) for Davidson County, Tennessee.

Being the same property conveyed to Thomas Shaughnessy by Quitclaim Deed from Christopher Shaughnessy acting as executor for the Estate of Robert Henry Shaughnessy of record in Instrument No. 20200512-0049338 Register's Office for Davidson County, Tennessee, dated May 06, 2020 and recorded on May 12, 2020.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from The Estate of Thomas F. Shaughnessy of record in Instrument No. 20210812-0109153 Register's Office for Davidson County, Tennessee, dated August 10, 2021 and recorded on August 12, 2021. (Value of consideration shown in aforementioned deed $335,000.00.)

Being the same property conveyed to Marla Richardson by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20210820-0112877 Register's Office for Davidson County, Tennessee, dated August 10, 2021 and recorded on August 20, 2021. (Value of consideration shown in aforementioned deed $370,000.00.)

**WITNESS** my hand ~~this~~ 15th day of November, 2021.

**Grantor – Marla Richardson**

Amelia Swanson
State of Tennessee
Notary Public
Williamson County

**STATE OF TENNESSEE]**
**COUNTY OF WILLIAMSON]**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Marla Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal at office, this 15th day of November, 2021.

**NOTARY PUBLIC**

**My commission expires:** 4/24/2023

**True Copy Certification**

I, Yvette Meldrum, 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 November 15, 2021.

Affiant Signature _____

November 15th, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of November 2021.

_____
Notary's Signature

MY COMMISSION EXPIRES: 4/24/2023

Amelia Swanson
State of Tennessee Notary Public
Williamson County