Karen Johnson Davidson County
Batch# 760692 DEEDQC
11/24/2021 01:55:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20211124-0156327

This instrument prepared by:
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 125
Nashville, Tn 37211

ADDRESS NEW OWNER AS:

Susan Shannon
2824 Desplane Drive
Nashville, TN 37217

SEND TAX BILLS TO:

SAME AS OWNER

Map & Parcel: 150-05-0-183.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Susan Shannon Affiant
Subscribed and sworn before me this the
24 Day of November, 2021.
, Deputy Register

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Odette Marie Morales, Greg Shannon and John Michael Denton, Jr formerly vested inadvertently as

John Michael Denton, III

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Susan Shannon, a widow

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 734 on the Plan of Edge-O-Lake Estates, Section 17 as of record in Book 4460, page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 734 fronts 90.0 feet on the easterly side of DesPlane Drive and extends back 145.15 feet on the northerly side and 140.0 feet on the southerly side to a dead line measuring 68.86 feet.

Being the same property conveyed to Susan Shannon and husband Cameron Shannon by Quitclaim deed from Susan Morales a/k/a Susan Shannon, dated November 6, 2003 and filed for record December 15, 2003 as Instrument No. 20031215-0178964 in the Register's Office for Davidson County, Tennessee. The said Cameron Shannon having died May 30, 2009 the property is vested to Susan Shannon as surviving tenant and further conveyed to Susan Shannon, a widow, Odette Marie Morales, Greg Shannon and John Michael Denton, III, by Quitclaim deed from Susan Shannon, acknowledged June 29, 2017 and filed for record July 6, 2017 as Instrument No. 20170706-0067831 in the Register's Office for Davidson County, Tennessee.

THIS QUITCLAIM DEED IS PREPARED BY INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH. THE PREPARER IS HELD HARMLESS FOR THE STATE OF THE TITLE OR THE ACCURACY OF THE INFORMATIN CONTAINED HEREIN.

WITNESS OUR HANDS this _____ day of _____, 2021

Greg Shannon

Odette Marie Morales

John Michael Denton, Jr.

STATE OF Tennessee
COUNTY OF _____

Before me, Kristen Riemann a Notary Public in and for said County and State, personally appeared Greg Shannon, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal this 23rd day of November, 2021

KRISTEN RIEMANN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 2/22/2022

STATE OF Tennessee
COUNTY OF _____

Before me, Kristen Riemann a Notary Public in and for said County and State, personally appeared Odette Marie Morales, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 3rd day of November, 2021

KRISTEN RIEMANN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 2/22/22

STATE OF California
COUNTY OF _____

Before me, Kristen Riemann a Notary Public in and for said County and State, personally appeared John Michael Denton, Jr, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal this 23rd day of November 2021

KRISTEN RIEMANN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 2/22/2022