Karen Johnson Davidson County
Batch# 822354 DEEDQC
03/15/2022 09:27:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220315-0029833

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Max Israel Shaff, Co-Trustee Michelle Danielle Shaff, Co-Trustee Max and Michelle Shaff Trust 597 Harpeth Trace Drive Nashville, TN 37221	same	143 02 0A 066.00 143 02 0A 067.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Max I. Shaff and Michelle D. Shaff (the "Grantors"), do hereby quitclaim, transfer and convey all thier right, title and interest in and to the following described property to Max Israel Shaff and Michelle Danielle Shaff, Co-Trustees, and their successors in trust, of the Max and Michelle Shaff Trust dated March 2nd, 2022, a Tennessee Community Property Trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

TRACT I:

Land in Davidson County. Tennessee, being Lot No. 66 on the plan of Phase Three Harpeth Trace Estates. of record in Book 5200, page 51, 52 and 53, Register's Office for said County.

Said Lot No. 66 fronts 52.45 feet on the northeasterly margin of Harpeth Trace Drive and extends back 177.16 feet on the northwesterly line and 161.92 feet on the southeasterly line to a dead line in the rear, measuring 73.93 feet thereon.

Being the same property conveyed to Max I. Shaff and spouse, Michelle D. Shaff, by Warranty Deed dated March 11, 1993, from Thomas Patrick O'Brien and spouse, Julie A. O'Brien, of record at Book 8886, page 353, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5120, Page 208, Book 5380, page 357 and Book 6274, page 148, said Register's Office, and to the matters set forth in the referenced Plan of record.

The legal description is the same as the previous deed of record.

This is improved property, known as 597 Harpeth Trace Drive, Nashville, Tennessee 37221.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 67 on the plan of Harpeth Trace Estates, Section Three, of record in Book 5200, Pages 751, 752 and 753, Register's Office for said County.

Said Lot No. 67 fronts 53.26 feet on the northeasterly margin of Harpeth Trace Drive (Private) and extends back 161.92 feet on the northwesterly line and 155.73 feet on the southeasterly line to a dead line in the rear, measuring 61.23 feet thereon.

Being the same property conveyed to Max I. Shaff and spouse, Michelle D. Shaff, by Warranty Deed dated April 8, 1994, from Thomas P. O'Brien, Trustee for the Thomas P. O'Brien, M.D., Ltd. Restated Defined Benefit Pension Plan, of record at Book 9307, page 835, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 5120, page 208, Book 5380, page 347, Book 6274, Page 148, said Register's Office.

The legal description is the same as the previous deed of record.

This is unimproved property, known as 601 Harpeth Trace Drive, Nashville, Tennessee 37221.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 30th day of March, 2022.

GRANTORS:

Max I. Shaff

Michelle D. Shaff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Max I. Shaff, Grantor, 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 seal at office in Nashville, Tennessee, this 3rd day of March, 2022.

Michelle L. Reid
Notary Public

My Commission Expires: 1-3-2023

MICHELLE L REID
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Michelle D. Shaff, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 3rd day of March, 2022.

Michelle L Reid
Notary Public

My Commission Expires: 1-3-2023

MICHELLE L REID
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Max I. Shaff, Affiant

Subscribed and sworn to before me this 3rd day of March, 2022.

Notary Public

My Commission Expires: 1-3-2023

MICHELLE L REID
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 3-3-22 (date of document).

Carolyn S. Wenzel

3/3/2022

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of March, 2022.

Michelle L. Reid

Notary Public

My Commission Expires: 1-3-23

