Karen Johnson Davidson County
Batch# 832377 DEEDQC
03/31/2022 12:59:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220331-0037574

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

STATE OF TENNES

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Lauren Showers
Affiant

Subscribed and sworn to before me, this 25th day of March 2022.

Justin Gilbert
Notary public

My commission Expires: 5/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Daniel and Lauren Showers Living Trust 1408 Trace Ridge Lane Nashville, TN 37221	Daniel and Lauren Showers Living Trust 1408 Trace Ridge Lane Nashville, TN 37221	155 16 0A 342.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Lauren Showers and Daniel Showers, wife and husband, do hereby quitclaim, transfer and convey unto Daniel Showers and Lauren Showers, as Trustees of the Daniel and Lauren Showers Living Trust dated March 25, 2022, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Being Lot No. 19, on the Plan of Traceside, Section Nine, of record in Instrument No. 20000103-0000455 and Instrument No. 20000103-0000456, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lauren Showers and Daniel Showers, wife and husband, from Vahid Namvar, unmarried, by Warranty Deed dated October 14, 2021, and recorded on October 21, 2021, as Document No. 20211021-0141183, Registers Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 1408 Trace Ridge Lane, Nashville, Tennessee 37221

Witness my hand this 25th day of March 2022.

Lauren Showers, Grantor

Daniel Showers, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Lauren Showers and Daniel Showers, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, March 25, 2022.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

Justin Gilbert, Notary Public
My commission expires: May 20, 2025