THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Vorholt Title & Escrow, LLC
4235 Hillsboro Pike, Ste 300
Nashville, TN 37215

File No.: TN-22-035

Karen Johnson Davidson County
Batch# 843166 DEEDQC
04/20/2022 12:22:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220420-0045807

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Michael Shawn McSpadden 1511 Sweetbriar Avenue Nashville, TN 37212	New Owner	117 04 0 113.00

THIS INDENTURE made this 12 day of APRIL 2022 between, **Michael Shawn McSpadden, Trustee of the Michael Shawn McSpadden Living Trust, dated April 11, 2018,** First Party, and **Michael Shawn McSpadden, an unmarried man,** Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Land in Davidson County, being the Westerly 50 feet of Lot No. 106 on the Plan Of Belmont Land Company's Plan of Lots, of record in Plat Book 421, Page 34, in the Register's office for Davidson County, Tennessee.

Said part of Lot No. 106 fronts 50 feet on the Southerly side of Sweetbriar Avenue and runs back between parallel lines, 301 feet to a dead line.

Being the same property conveyed to Michael Shawn McSpadden, Trustee of the Michael Shawn McSpadden Living Trust, dated April 11, 2018, by Quitclaim Deed from Michael Shawn McSpadden, an unmarried man, of record as Instrument No. 20180828-0084939, in the Register's Office for Davidson County, Tennessee.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness my hand and seal this 12 day of APRIL 2022

Michael Shawn McSpadden, Trustee of the Michael Shawn McSpadden Living Trust, dated April 11, 2018

BY: _____
Michael Shawn McSpadden, Trustee

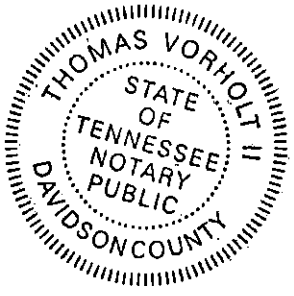
STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that Michael Shawn McSpadden personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein contained and who further ackknowledged that he is the Trustee of the Michael Shawn McSpadden Living Trust, dated April 11, 2018, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this the 12 of April, 2022.

_____
Notary Public
My Commission Expires: 7.9.24

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 12 day of APRIL, 2022

_____
Notary Public

My Commission Expires: 7.9.24

