Karen Johnson Davidson County
Batch# 904563 DEEDQC
08/17/2022 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220817-0093416

Prepared by:

Gordon Law Group, PLC
105 Westpark Dr. Ste 350
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $10.

Affiant

Subscribed and sworn to before me this the 5th day of August, 2022.

Notary Public

ROBIN J. GORDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

Address of New Owner:	**Send Tax Bills to:**	**Map & Parcel No.**
Trustee of The Parnell Family Trust dtd August 5, 2022 1204 Shelby Ave. Nashville, TN 37206	SAME	083-13-252.00

QUITCLAIM DEED

FOR AND IN CONSIDERATIONS OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, JACOB MONTGOMERY PARNELL AND AMANDA JANE PARNELL, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACOB MONTGOMERY PARNELL AND AMANDA JANE PARNELL, TRUSTEES OF THE PARNELL FAMILY TRUST DATED AUGUST 5, 2022, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No 76 on the Plan of Payne Blakemore and Cummings Addition to Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacob Montgomery Parnell and Amanda Jane Parnell, Husband and Wife, by Warranty Deed from William K. Shackleford, a single man of record in Instrument No. 20200602-0056569 Register's Office for Davidson County, Tennessee, dated June 1, 2020, and recorded on June 2, 2020.

This conveyance is subject to all restrictions, easements, and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1204 Shelby Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5th day of August, 2022.

Jacob Montgomery Parnell
Grantor

Amanda Jane Parnell
Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jacob Montgomery Parnell and Amanda Jane Parnell,** the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, this 5th day of August, 2022.

ROBIN J. GORDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-2-2025

Notary Public

202208170093416

Certificate of Authenticity

I, David Steine, 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 8/16/22.

Date

Affiant Signature

8/16/22
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of August, 2022.

Notary's Signature

ROBIN J. GORDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ROBIN J. GORDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-5-2025

My Commission Expires: 9/5/2025

Notary's Seal (if on paper)