Karen Johnson Davidson County
Batch# 909433 DEEDQC
08/29/2022 02:37:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220829-0097359

THIS DOCUMENT PREPARED BY

BRIAN S. SHELTON
Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 18 day of August, 2022.

Notary Public

My Commission Expires: 7/7/25

LUCY RALPH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 07 2025

Address of new owners:

Drew Howard Reynolds and Laura Ellen Griffith Reynolds, Co-Trustees of The Reynolds Family Trust dated August 18, 2022
304 Ashcroft Place
Nashville, TN 37215

Send Tax Bills to:

SAME

Map-Parcel Numbers

116 12 0 147.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, **Drew Reynolds and Laura Reynolds, husband and wife**, hereinafter called the Grantors, have quitclaimed, and by these presents do transfer, convey, release and quitclaim unto **Drew Howard Reynolds and Laura Ellen Griffith Reynolds, Co-Trustees of The Reynolds Family Trust dated August 18, 2022**, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' rights, titles

and interests in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

Tennessee Code Annotated Section 35-15-510 shall apply to this property and any proceeds of this property.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information. Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 18th day of August, 2022.

Drew Reynolds

Laura Reynolds

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Drew Reynolds and Laura Reynolds, the bargainors, 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, at office, this 18 day of August, 2022.

Notary Public

LUCY RALPH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07 2025

My Commission Expires: 7/7/25

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Ashcroft Place, as of record in Plat Book 7900, page 452, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Drew Reynolds and Laura Reynolds, husband and wife, by deed of record as Instrument Number 20141217-0115470, Register's Office for Davidson County, Tennessee.

This is improved property known as 304 Ashcroft Place, Nashville, TN 37215.