Karen Johnson Davidson County
Batch# 960483 DEEDQC
01/12/2023 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230112-0002725

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TN COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 11 day of January 2023. Notary Public My commission expires: 11-17-24

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rachel Edward, LLC	**New Owner**	**07002008100**
2010 Lombardy Ave.		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Jeffrey Sonsino, married man** GRANTOR(S)", by these presents, do hereby quitclaim and convey unto **Rachel Edward, LLC,** herein called "GRANTEE(S)", their successors, heirs and assigns all of his right, title and interest in and to a certain tracts or parcels of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of Shawnwood, Section 5, of record in Plat Book 6050, Page 408, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jeffrey Sonsino, married man, by Warranty Deed from Brandon Adams, Trustee of The 812 Shawnwood Cit Trust, dated December 22, 2022 and recorded December 29, 2022, of record in Instrument No. 20221229-0133647, in the Register's Office of Davidson County, Tennessee.

These is **improved** property known as: **812 Shawnwood Circle, Nashville, TN 37218**

WITNESS my/our hand(s) this 11 day of January, 2023.

Jeffrey Sonsino

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, **Jeffrey Sonsino**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of January, 2023.

Notary Public

My Commission Expires: 11-17-24

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202301120002725

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/11/2023 (date of document).

Jennifer Russell
Affiant Signature

1/12/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th day of ~~December~~ January 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

