This Instrument Prepared By:
7 Title
2077 Town Center Blvd., Suite 302
Knoxville, Tennessee 37922
2023-6081N

Karen Johnson Davidson County
Batch# 983538 DEEDQC
03/23/2023 08:46:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20230323-0020984

QUITCLAIM DEED

THIS INDENTURE, made this 17th day of March 2023 between

Yulonda Shannon, widow, Jeremy Shannon, unmarried, Jacqualyn Danielle Shannon, married and Jackie Gale Shannon II, unmarried, All of Whom are the Heirs at Law of Jackie G. Shannon , Decedent, hereinafter referred to as **Grantor**,

and

Jeremy Shannon, unmarried, hereinafter referred to as **Grantee**.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged released and QUITCLAIMED, and does hereby release and QUITCLAIM unto Grantee, the following described interest, to-wit:

Tract 1
Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Highlands of Tulip Grove Section I of record in Plat Book 4675, Page 26, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description thereof.

Said Lot No. 95 fronts 80.13 feet on the Easterly side of Baton Rouge Drive and extends back 150 feet on the Northerly line and 150.30 feet on the Southerly line to a dead line measuring 70.73 feet thereon.

Tract 2
Being the Northerly 4.5 feet of Lot 96 on the Plat of Highlands of Tulip Grove, Section I, of record in Plat Book 4675, Page 26 Register's Office for said County, Lots 95 and 96 having been revised by plan of record, more particularly described as follows:

Beginning at a point on the East margin of Baton Rouge Drive, said point being the Southwest corner of Lot 95 on the Plat of Highlands of Tulip Grove, Section I, thence along Baton Rouge Drive South 19 degrees 06 minutes 58 seconds West a distance of 4.5 feet to a point; thence South 70 degrees 53 minutes 02 seconds East a distance of 150.28 feet to a point; thence North 19 degrees 19 minutes 35 seconds East a distance of 4.5 feet to a point, said point being the Southeast corner of Lot 95; thence along the Southerly border of Lot 95 North 70 degrees 53 minutes 02 seconds West a distance of 150.30 feet to the point of beginning.

Being the same property conveyed to Jackie G. Shannon by Warranty Deed from Thomas L. Phillips and wife, Sue A. Phillips of record as Instrument No. 0247137 (book) 10261 / (page) 151 in the Register's Office for Davidson County, Tennessee, dated November 12, 1996 and recorded on November 18, 1996.

The said Jackie G. Shannon has since departed this life on April 9, 2019. Jackie died intestate and his sole heirs at law are Yulonda Shannon, spouse, Jeremy Shannon, son, Jacqualyn Danielle Shannon, daughter and Jackie Gale Shannon II, son.

The undersigned Jacqualyn Danielle Shannon, makes oath the above described property has not been occupied as a marital residence.

See Affidavit of Heirship of record as Instrument No. 202303230020983, Book _____, Page _____, in the Register's Office for Davidson County, Tennessee, dated February 27, 2023 and recorded on _____, 2023.

For Information Only: Being Parcel 075-07-0-112
Being also known as 4385 Baton Rouge Drive, Hermitage, TN 37076

THIS CONVEYANCE is made subject to applicable easements, restrictions and building set back lines of record.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

and all the estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE 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 this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Yulonda Shannon, Heir at Law

Jeremy Shannon, Heir at Law

Jacqualyn Danielle Shannon, Heir at Law

Jackie Gale Shannon, II, Heir at Law

STATE OF TENNESSEE

COUNTY OF Wayne

On this 6 day of March, 2023, before me personally appeared **Jackie Gale Shannon, II**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6 day of March, 2023.

Janet Goodson
Notary Signature
My commission expires: 06-19-2024

JANET GOODSON
STATE OF TENNESSEE
NOTARY PUBLIC
WAYNE COUNTY
MY COMMISSION EXPIRES 6-19-2024

See Affidavit of Heirship of record as Instrument No. 202303230020983, Book _____, Page _____, in the Register's Office for Davidson County, Tennessee, dated February 27, 2023 and recorded on _____, 2023.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

_____
Yulonda Shannon, Heir at Law

_____
Jeremy Shannon, Heir at Law

_____
Jacqualyn Danielle Shannon, Heir at Law

_____
Jackie Gale Shannon, II, Heir at Law

STATE OF TENNESSEE

COUNTY OF _____

On this _____ day of March, 2023, before me personally appeared **Jackie Gale Shannon, II**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of March, 2023.

_____
Notary Signature
My commission expires: _____

See Affidavit of Heirship of record as Instrument No. _____, Book ___ ___, Page _____, in the Register's Office for Davidson County, Tennessee, dated February 27, 2023 and recorded on _____, 2023.

For Information Only: Being Parcel 075-07-0-112
Being also known as 4385 Baton Rouge Drive, Hermitage, TN 37076

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

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Yulonda Shannon, Heir at Law

Jeremy Shannon, Heir at Law

Jacqualyn Danielle Shannon, Heir at Law

Jackie Gale Shannon, II, Heir at Law

STATE OF TENNESSEE

COUNTY OF _____

On this _____ day of March, 2023, before me personally appeared **Jackie Gale Shannon, II**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of March, 2023.

_____
Notary Signature
My commission expires: _____

20230323002098 3

20230323002098 4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2023, before me personally appeared **Yulonda Shannon,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Kayla Trent
Notary Signature
My commission expires: 05/09/2026

KAYLA TRENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 9, 2026

202303230020984

See Affidavit of Heirship of record as Instrument No. 202303230020983**ook _____, Page _____, in the Register's Office for Davidson County, Tennessee, dated February 27, 2023 and recorded on _____, 2023.**

For Information Only: Being Parcel 075-07-0-112
Being also known as 4385 Baton Rouge Drive, Hermitage, TN 37076

THIS CONVEYANCE is made subject to applicable easements, restrictions and building set back lines of record.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Yulonda Shannon, Heir at Law

Jeremy Shannon, Heir at Law

Jacqualyn Danielle Shannon, Heir at Law

Jackie Gale Shannon, II, Heir at Law

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of March, 2023, before me personally appeared **Jackie Gale Shannon, II,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of March, 2023.

Notary Signature
My commission expires: 8/26/23

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of March, 2023, before me personally appeared **Yulonda Shannon and Jeremy Shannon,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of March, 2023.

_____
Notary Signature
My commission expires: _____

STATE OF Tennessee

COUNTY OF Davidson

On this 8th day of March, 2023, before me personally appeared **Jacqualyn Danielle Shannon,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of March, 2023.

April Graves
Notary Signature
My commission expires: 8/26/23

STATE OF TENNESSEE
COUNTY OF KNOX

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00

Sworn to and subscribed before me, this _____ day of March 2023

_____
Affiant

_____
Notary Public

My Commission Expires: _____

SEND TAX BILLS TO (Owner):
Jeremy Shannon
4385 Baton Rouge Drive
Hermitage, TN 37076

PROPERTY ADDRESS:
4385 Baton Rouge Drive
Hermitage, TN 37076

CLT CODE: 075-07-0-112

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of March, 2023, before me personally appeared **Jeremy Shannon,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of March, 2023.

Karen R. Campbell
Notary Signature
My commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

STATE OF _____

COUNTY OF _____

On this _____ day of March, 2023, before me personally appeared **Jacqualyn Danielle Shannon,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of March, 2023.

_____
Notary Signature
My commission expires: _____

STATE OF TENNESSEE
COUNTY OF KNOX

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00

Sworn to and subscribed before me, this 20th day of March 2023

Affiant

Tammy Borrelli
Notary Public

TAMMY BORRELLI
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission Expires: 4/6/2024

SEND TAX BILLS TO (Owner):
Jeremy Shannon
4385 Baton Rouge Drive
Hermitage, TN 37076

PROPERTY ADDRESS:
4385 Baton Rouge Drive
Hermitage, TN 37076

CLT CODE: 075-07-0-112

Tennessee Certification of Electronic Document

I, Jordan Narayan, 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 3/17/23 (date of document).

Affiant Signature

3/22/23
Date

State of Tennessee
County of Knox

Sworn to and subscribed before me this 22 day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES
APRIL 01, 2023

MY COMMISSION EXPIRES:

NOTARY'S SEAL

