Tax Liability & Owner:
Emily St. John,
612 Barbara Drive
Maddison, Tennessee 37115

This instrument prepared by:
Shawn C. Trail, Attorney, P.C.
1101 Hillsboro Boulevard
Manchester, Tennessee 37355

Map & Parcel 051-03-0-121.00

This instrument prepared from information provided by the parties and without benefit of a title search.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, SCOTT ST. JOHN and wife, TRACY ST. JOHN, do hereby convey and quitclaim unto, EMILY ST. JOHN, her heirs and assigns, all of our right, title, and interest, in and to the following described real estate located in Davidson County, Tennessee, bounded and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of section Two, Pleasant Acres of record in Plat Book 2133, page 75, in Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
>
> And being the same property conveyed to Scott St. John and wife, Tracy St. John, and Emily K. St. John, by Warranty Deed from Five Dog Hill, A Tennessee Limited Liability Company dated June 24, 2021 and recorded on June 28, 2021 at 2:30 P.M. as instrument No. ~~20210628~~, Register's Office of Davidson County, Tennessee. 20210628-0087425

WITNESS our hands, this the 8 day of May, 2023.

Karen Johnson Davidson County
Batch# 1002535 DEEDQC
05/12/2023 09:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230512-0035476

Scott St. John

Tracy St. John

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named SCOTT ST. JOHN and wife, TRACY ST. JOHN, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2023.

SHAWN TRAIL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: November 15, 2025

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me this 11th day of May, 2023.

SHAWN TRAIL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

NOTARY PUBLIC

My Commission Expires: November 15, 2025

I, Shawn C. Trail, 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 May 11, 2023.

05-11-23
Date

Shawn C. Trail

State of Tennessee
County of Coffee

Sworn and subscribed before me on this 11th day of May, 2023.

Notary Public

My Commission Expires: November 15, 2025

CURSTEN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY