Karen Johnson Davidson County
Batch# 1025714 DEEDQC
07/13/2023 09:01:42 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230713-0053577

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

LORAN SHALLENBERGER, AFFIANT

Subscribed and sworn to before me, this 7th day of July 2023.

NOTARY PUBLIC

My Commission Expires: 11-3-2024

SHELLEY A. MASON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOVEMBER 3, 2025

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
LORAN MICHAEL SHALLENBERGER and EMILY KATHRYN MITCHELL, CO-TRUSTEES 4504 Nevada Ave. Nashville, TN 37209	New Owner	Map and Parcel No.: #09116009500

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Loran Shallenberger and wife, Emily Mitchell, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Loran Michael Shallenberger and Emily Kathryn Mitchell, Co-Trustees of the Shallenberger Family Joint Revocable Trust, created August 17, 2015, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 4504 Nevada Avenue, Nashville, TN 37209, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot #405 and in the westerly 25 of Lot #403 of Block 19, Charlotte Park Company's First Edition as of record in Plat Book 57, Page 103, Register's Office, Davidson County, Tennessee. Said Lot #405 and part of Lot #403 adjoin and front together 75 feet on the north side of Nevada Avenue and extend back northwardly between parallel lines 180 feet to an alley.

Being the same property conveyed to Loran Shallenberger and wife, Emily Mitchell, from Marianne Grogan by General Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20161219-0133321.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 7th day of July 2023.

Loran Shallenberger, Grantor

Emily Mitchell, Grantor

STATE OF TENNESSEE)

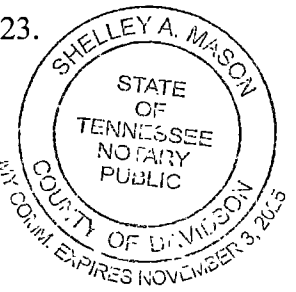
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Loran Shallenberger**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of July 2023.

Notary Public

My Commission Expires: 11-3-2025



STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Emily Mitchell**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of July 2023.

Shelley Mason
Notary Public

My Commission Expires: 11-3-2025

