Karen Johnson Davidson County
Batch# 1046408 DEEDQC
09/05/2023 03:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230905-0069589

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
Steven Anthony Sheehan and Denise Stiff Sheehan, Co-Trustees of The Sheehan Family Revocable Living Trust	Same	118 10 0 181.00
3510 Crestridge Drive		
Nashville, TN 37204		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **STEVEN A. SHEEHAN** and **DENISE STIFF SHEEHAN**, do hereby convey to **STEVEN ANTHONY SHEEHAN** and **DENISE STIFF SHEEHAN, Co-Trustees of THE SHEEHAN FAMILY REVOCABLE LIVING TRUST dated September 1, 2023**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Longview Manor, Section One and Two, of record in Book 1424, page 127, Register's Office for said County.

Said Lot No. 36 fronts 110.89 feet on the easterly margin of Crestridge Drive and extends back 243.4 feet on the southerly line and 258.3 feet on the broken northerly line to a dead line in the rear, measuring 32.4 feet thereon.

Being the same property conveyed to Steven A. Sheehan and Denise Stiff Sheehan by deed dated April 30, 1998, of record in Book 10918, Page 271, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3510 Crestridge Drive, Nashville, TN 37204.

Steven A. Sheehan and Steven Anthony Sheehan are one and the same person.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of September, 2023.

STEVEN A. SHEEHAN

DENISE STIFF SHEEHAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN A. SHEEHAN** and **DENISE STIFF SHEEHAN**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 1st day of September, 2023.

Notary Public

My commission expires:

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this 1st day of September, 2023.

Notary Public

My commission expires:

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 September 1, 2023.

September 5, 2023
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of September, 2023.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

