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| **This Instrument Prepared By and Returned To:**<br><br>The Law Office of Trent Linville, PLLC<br>725 Cool Springs Blvd, Ste. 600<br>Franklin, TN 37067<br><br>**After Recording Return To The Above.** | The actual consideration for this transfer is $0<br>Shannon Canfield<br>Affiant<br><br>Sworn to and subscribed before me this 22nd day of August, 2023<br>Pam Pedrick<br>Notary Public<br>My Commission Expires 5/3/27 |

PAMELA PEDRICK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-03-2027

Karen Johnson Davidson County
Batch# 1048667 DEEDQC
09/12/2023 08 20 48 AM 3 pgs
Fees $17 00 Taxes $0 00

20230912-0071314

# QUITCLAIM DEED

**THIS INDENTURE**, made this 22nd day of August, 2023, among:

**BRETT K. CANFIELD AND WIFE, SHANNON F. CANFIELD,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**BRETT CANFIELD AND SHANNON CANFIELD, TRUSTEES OF THE COMPOUND RESERVE FUND DATED AUGUST 22, 2023,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Being the easterly 1/2 of Lot No. 43 on the Plan of Bush Spain's Subdivision of a part of the Zack Stull Lands as of record in Book 161, page 129, Register's Office for said County. Said Lot fronts the southerly side of Spain Avenue 50 feet and runs back between parallel lines which measure 165 feet to a dead line in the rear 50 feet.**

**Being the same property conveyed to Brett K. Canfield and wife, Shannon F. Canfield by Warranty Deed from John W. Kenney and wife, Theresa A. Kenney, dated July 19, 1979, and recorded July 24, 1979, at Reference No. 00005470-0000538, in said Register's Office for Davidson County, Tennessee.**

**This is improved property is situated at 1016 Spain Avenue, Nashville, TN 37216.**

**THIS DEED** has been prepared solely upon information furnished **Brett K. Canfield** and **Shannon F. Canfield.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

Brett K. Canfield

**Brett K. Canfield**

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Brett K. Canfield**, the within named bargainor(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 and official seal this 22nd day of August, 2023

Pamela Pedrick

Notary Public
My Commission Expires: 5/3/27

PAMELA PEDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-03-2027

Shannon F. Canfield

**Shannon F. Canfield**

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Shannon F. Canfield**, the within named bargainor(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 and official seal this 22nd day of August, 2023

Pam Pedrick

Notary Public
My Commission Expires: 5/3/27

PAMELA PEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-03-2027

**Owner Name & Property Address:**

Brett and Shannon Canfield, Trustees
Compound Reserve Fund dated August 22, 2023
1016 Spain Avenue
Nashville, TN 37216

**Responsible Party For Taxes:**

Brett and Shannon Canfield, Trustees
Compound Reserve Fund dated August 22, 2023
1016 Spain Avenue
Nashville, TN 37216

**Tax Map and Parcel:** ~~72-10-91.1~~

~~72.10 91.00~~

72.10 91.1