Karen Johnson Davidson County
Batch# 1049388 DEEDQC
09/13/2023 12:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230913-0071827

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Katherine Sloan Shell, Trustee Katherine Sloan Shell Trust 109 Lafayette CT Nashville, TN 37205	same	130 02 0 007.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Katherine Sloan Shell (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Katherine Sloan Shell, Trustee, and her successors in trust, of the Katherine Sloan Shell Trust dated August 11, 2023 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Lot Numbers 11 & 12 on the plan of Block 4, Courts of Belle Meade, record in book 547, pg 141, Register's Office for Davidson County, TN; Easement record in book 4314, page 383 in said Register's Office.

Being the same property conveyed to Katherine Sloan Shell, a single person, by Quitclaim Deed from Owen G. Shell, Jr., a single person, dated March 12, 2016, of record at Instrument No. 20160513-0048037, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 109 Lafayette Court, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 11th day of September, 2023.

Katherine Sloan Shell, Grantor

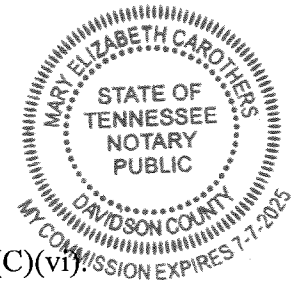
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Katherine Sloan Shell, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 11 day of September, 2023.

Mary Elizabeth Carothers
Notary Public

My Commission Expires: 7/7/25



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

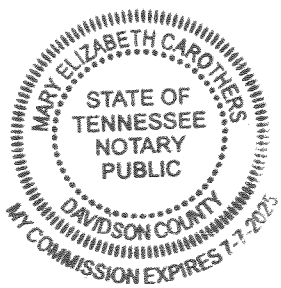
This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Katherine Sloan Shell, Affiant

Subscribed and sworn to before me this 11th day of September, 2023.

Mary Elizabeth Carothers
Notary Public

My Commission Expires: 7/7/25



CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 Sept 11, 2023.

Carla L Lovell

Carla Lovell

9-13-2023

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of September, 2023.

Notary Public

My Commission Expires: 7/7/25

