Karen Johnson Davidson County
Batch# 1066507 DEEDQC
10/31/2023 10.33 49 AM 3 pgs
Fees $17 00 Taxes· $0 00

20231031-0084962

THIS DOCUMENT PREPARED BY

BRIAN S. SHELTON
Cartei Shelton Jones, PLC
2021 Richaid Jones Road, Suite 240
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration foi this tiansfer is NONE

Affiant

Subscribed and sworn to before me, this 23 day of October, 2023

Notary Public

My Commission Expires

7-7-25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07 2025

Address of new owners	Send Tax Bills to.	Map-Parcel Numbeis
Ralph Wayne Price and Cristen Price, Co-Tiustees of The Price Family Trust dated March 1, 2018 8253 Cavendish Court Brentwood, TN 37027	SAME	131-12-0-057.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid, and other good and valuable consideiation, the receipt and sufficiency of which are hereby acknowledged, We, **Ralph Wayne Price and Cristen Price, husband and wife,** hereinafter called the Grantois, have quitclaimed, and by these presents do transfer, convey, release and quitclaim unto **Ralph Wayne Price and Cristen Price, Co-Trustees of The Price Family Trust dated March 1, 2018**, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' rights, titles and interests in and

to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record

Tennessee Code Annotated Section 35-15-510 shall apply to this property and any proceeds of this property

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Brian S Shelton or Carter Shelton, PLC perform a title examination, and that neither Brian S Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises

WITNESS my hand this 23rd day of October, 2023.

Ralph Wayne Price

Ralph Wayne Price

Cristen Price

Cristen Price

STATE OF TENNESSEE }
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph Wayne Price and Cristen Price, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 23 day of Oct., 2023.

Notary Public

My Commission Expires 1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No 16 on the Plan of Battery Park, of record in Plat Book 1130, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ralph Wayne Price and Cristen Price, husband and wife, by deed of record as Instrument Number 20180612-0056296, Register's Office for Davidson County, Tennessee

This is improved property known as 1105 Biltmore Drive, Nashville, TN 37204.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 103, Register's Office for Davidson County, Tennessee,
- Any and all existing easements and restrictions as shown of record not stated herein