Karen Johnson Davidson County
Batch# 1093846 DEEDQC
01/25/2024 07:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240125-0004878

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 24, 2024.

Notary Public

My Commission Expires: _____

SOPHIE LANGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES 05-16-2027

New Owner Address:
Shell Family Trust
2016 Stonehurst Dr.
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel Number:
144-15-0-053.00

QUITCLAIM DEED

William Shell, III and Louise C. McMillin Shell, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Shell Family Trust**, dated January 24, 2024 ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **January 24, 2024**.

William Shell, III

Louise C. McMillin Shell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **William Shell, III and Louise C. McMillin Shell**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, January 24, 2024.

Notary Public

My Commission Expires: _____

SOPHIE LANGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/16/2027

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 429, Hillsboro Park, Section IV, as shown on plat of record in Plat Book 2331, Page 142, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Shell, III and Louise C. McMillin Shell, husband and wife, from Richard W. Pass and Amy Pass, husband and wife, by deed of record in Instrument No. 20180427-0039653, Register's Office for Davidson County, Tennessee.

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

This property is commonly known as 2016 Stonehurst Drive, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Sophie E. Lange, Esq., do hereby make oath that I am a licensed attorney and 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 January 24, 2024.

Affiant Signature

1-24-24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, January 24, 2024.

Courtney M. Hall
Notary Public

My Commission Expires:

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027