Karen Johnson Davidson County
Batch # 1111896 DEEDQC
03/18/2024 08:45:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240318-0018330

EXEMPT FROM TRANSFER TAX:

The True and Actual Consideration Paid for this Transfer, Stated in Terms of Dollars, is -0-.

Transfer to Present Owners' Revocable Trust who is the beneficiary of the Trust or back to original owner and is exempt under TCA 67-4-409(a)(3)(F).

No oath of value shall be required in any transaction that is exempt from tax. TCA 67-4-409(a)(5)

Prepared by parties to this instrument:
Brandi-Nicole Nelson and Tyler Nelson
129 Madison Mill Drive
Nolensville, TN 37135 (615) 864-2980

When recorded, mail this to:
TYLER R. NELSON and
BRANDI-NICOLE NELSON, TRUSTEES
129 MADISON MILL DRIVE
NOLENSVILLE, TN 37135

Owner/Person responsible for payment of taxes is, and mail tax statements to:
TYLER R. NELSON and
BRANDI-NICOLE NELSON, TRUSTEES
133 SHADOW GLEN DRIVE
NASHVILLE, TN 37211

QUITCLAIM DEED

GRANTORS, BRANDI-NICOLE NELSON, who took title as BRANDI NELSON, and TYLER NELSON, wife and husband, whose mailing address is 129 Madison Mill Drive, Nolensville, TN 37135, of Williamson County in the State of Tennessee, the undersigned Grantors, for **NO CONSIDERATION**, do hereby remise, release and forever quitclaim to

GRANTEES, TYLER R. NELSON and BRANDI-NICOLE NELSON, as TRUSTEES of THE NELSON FAMILY LIVING TRUST dated February 15, **20**24, whose mailing address is 129 Madison Mill Drive, Nolensville, TN 37135,

all their interest in the following described real property in the County of **DAVIDSON**, State of **TENNESSEE**:

Land in Davidson County, Tennessee, being Unit No. 17, on the Plan of Townhomes of Shadow Glen, as shown on the Exhibit to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 200403150029248, Instrument No. 200403170030572, Instrument No. 200407130083179, Instrument No. 200407200086706, and Instrument No. 200407200086707, in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete and accurate description thereof.

Account: 161160A01700CO

The address of such real estate is commonly known as: 133 Shadow Glen Drive, Nashville, Tennessee

Being the same property previously identified as Map Parcel Numbers 161 16 0A 017.00, in that deed recorded March 8, 2022, Document No. 20220308-0026072, records of Davidson County, and subject to all conditions, covenants, restrictions, reservations, easements, rights, and rights of way of record, if any, to current taxes, and to any other matters of record affecting said property.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging.

IN WITNESS WHEREOF, Grantors have executed this deed this 15 day of February, 2024.

Brandi Nelson
BRANDI-NICOLE NELSON

TYLER NELSON

STATE OF TENNESSEE
COUNTY OF Williamson

On this 15th day of February, 2024, before me personally appeared BRANDI-NICOLE NELSON and TYLER NELSON, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's/persons' free act and deed.

Seal

JULIANNA DICKINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Julianna Dickinson
Signature of Notary Public

My commission expires: May 26, 2024