Karen Johnson Davidson County
Batch# 1116124 DEEDQC
03/28/2024 09:33:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20240328-0021571

AFTER RECORDING RETURN TO:
Boston National Title
600 Rouser Road, Suite 500
Coraopolis, PA 15108
File No. TN24108370

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 155160A12400CO

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 23rd day of March, 2024, by and between **Ellissa B. Shearer, who acquired title as Ellissa B. Lamb, joined in execution by her spouse, Steven Shearer, and William T. Bryant, single, joint tenants in common with right of survivorship,** residing at 5568 Traceside Drive, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Ellissa B. Shearer and Steven Shearer, wife and husband and William T. Bryant, a single man, all as joint tenants with right of survivorship,** residing at 5568 Traceside Drive, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 5568 Traceside Drive, Nashville, TN 37221

Being that parcel of land conveyed to Ellissa B. Lamb and William T. Bryant, joint tenants in common with right of survivorship from Ellissa B. Lamb by that Deed dated 7/26/2010 and recorded 8/2/2010 in Official Records Instrument No. 20100802-0060149 of the Public Records of Davidson County, TN.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Ellissa B. Shearer
who acquired title as
Ellissa B. Lamb

Ellissa B. Shearer, who acquired title as Ellissa B. Lamb

Steven Shearer

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Ellissa B. Shearer, who acquired title as Ellissa B. Lamb and Steven Shearer** the within named Grantor, 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 seal, at office in Nashville, TN, this 23rd day of March, 2024.

Karen R. Campbell
Notary Public

My Commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

William T. Bryant

William T. Bryant

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **William T. Bryant** the within named Grantor, 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 seal, at office in Nashville, TN, this 12th day of March, 20 24.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

My Commission expires: Sept. 8, 2025

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Ellissa B. Shearer
Affiant

Print Name Ellissa B. Shearer

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 12th day of March, 2024.

Karen R. Campbell
Notary Public
My Commission Expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Name and address for person(s) responsible for taxes:

Ellissa B. Shearer, Steven Shearer and William T. Bryant
5568 Traceside Drive
Nashville, TN 37221

Name and address of property owner:

Ellissa B. Shearer, Steven Shearer and William T. Bryant
5568 Traceside Drive
Nashville, TN 37221

Title/Escrow Order # **TN24108370**

EXHIBIT "A"

The following described real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 337, Traceside, Section Four, according to the plan of record in Book 9700, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being that parcel of land conveyed to Ellissa B. Lamb and William T. Bryant, joint tenants in common with right of survivorship from Ellissa B. Lamb by that Deed dated 7/26/2010 and recorded 8/2/2010 in Official Records Instrument No. 20100802-0060149 of the Public Records of Davidson County, TN.

TAX ID/PARCEL NUMBER(S): 155160A12400CO

True Copy Certification
State of Tennessee

I, Taylor Reed, do 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 3·23·2024

Affiant Signature

3·26·2024

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 26 day of March, 2024.

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-11-2026

(seal)