Karen Johnson Davidson County
Batch # 1127656 DEEDQC
04/26/2024 09:07:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240426-0030216

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
Truist Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
The Sheucraft Community Property Trust 1713 Glenridge Drive Nashville, Tennessee 37221	Same.	142 13 0B 111.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in a hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Lowell Dean Sheucraft** and **Norma Monday Sheucraft** by these presents do hereby quitclaim and convey unto **The Sheucraft Community Property Trust, U/A Dtd. April 18, 2024,** all of their right, title and interest in and to the tract or parcel of land described more particularly in **Exhibit A** attached hereto and incorporated by reference.

This is a conveyance of improved real property located at 1713 Glenridge Drive, Nashville, Tennessee 37221.

This conveyance is made subject to all matters of record with the Register's Office for Davidson County, Tennessee.

WITNESS my hand this 18 day of April, 2024.

LOWELL DEAN SHEUCRAFT

NORMA MONDAY SHEUCRAFT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mercedes V. Baker, a Notary Public in and for said State and County, **Lowell Dean Sheucraft** and **Norma Monday Sheucraft**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2024.

Notary Public

MERCEDES N. BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2026

My Commission Expires: 07/06/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

LOWELL DEAN SHEUCRAFT

Subscribed and sworn to before me, this 19th day of April, 2024.

Notary Public

My Commission Expires: 07/06/2026

MERCEDES N. BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2026

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 111 on Plan of Riverside, First Revision, Phase 3 of record in Instrument No. 20010414-0032691 Register's Office for said Couty, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lowell Dean Sheucraft and Norma Sheucraft, husband and wife, by Warranty Deed from Angela L. Angrick, unmarried, as of record in Instrument Number 20190618-0058740, Register's Office for Davidson County, Tennessee.