Karen Johnson Davidson County
Batch# 1136005 DEEDQC
05/16/2024 11:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240516-0036357

PREPARED BY:

Eric J. Scott, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, May 16, 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

New Owner Address:
Shannon Family Trust
1021 Clifton Lane
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number:
118-09-0-024.00

QUITCLAIM DEED

Cory Shannon and Drew Shannon, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Shannon Family Trust**, dated May 16, 2024 ("Grantee"), a joint revocable trust established by the Grantor, 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, **May 16, 2024**.

Cory Shannon

Drew Shannon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Cory Shannon and Drew Shannon**, 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, May 16, 2024.

Notary Public

My Commission Expires: _____

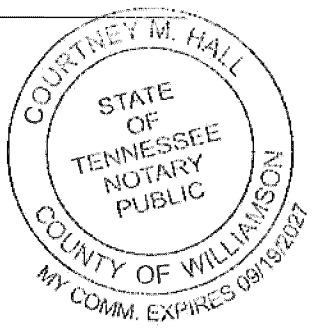


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Clifton Lane of record in Plat at Instrument N6. 20021223-0157907, 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 Cory Shannon and Drew Shannon, husband and wife from John A. Roth, Jr. and Andrea M. Roth, husband and wife by deed of record in Instrument No. 20191212-0128388, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all such limitations, restrictions and encumbrances as may affect the premises including, but not limited to:

- All matters shown on the Plan of record as Instrument No. 20021223-0157907, Register's Office of Davidson County, Tennessee.
- Sewer and Drainage Easement to Metro of record in Book 3934, Page 247, Register's Office of Davidson County, Tennessee.
- Sewer Line Easements of record in Instrument No. 20120921-0085836, Register's Office of Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20120921-0085834, Register's Office of Davidson County, Tennessee.
- Restrictions of record in Instrument No. 20120921-0085838, Register's Office of Davidson County, Tennessee.

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

This property is commonly known as 1021 Clifton Lane, Nashville, TN 37204.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, 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 May 16, 2024.

Affiant Signature

5/16/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 16, 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