Karen Johnson Davidson County
Batch# 1149098 DEEDQC
06/20/2024 10:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240620-0046307

This Instrument Was Prepared By:
Ross W. Bomholt
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Michael Lynn Hodges, Affiant

MICHELLE ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires Sep. 27, 2026

Subscribed and sworn to before me this 17 day of June, 2024.

Michelle Adams
Notary Public
My Commission Expires: 9.27.26

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	TAX INFORMATION
Michael L. Hodges P.O. Box 331513 Nashville, TN 37203	Same	11504008800

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Casey W. Riggs, Trustee of the Shine Trust, dated October 25, 2012**, a trust (the "**Grantor**"), does hereby convey and quitclaim unto **Michael Lynn Hodges**, an individual, the "**Grantee**", all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 17th day of June, 2024.

Shine Trust dated October 25, 2012

By: _____
Casey W. Riggs, Trustee

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Ross W. Bomholt, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **Casey W. Riggs, Trustee of the Shine Trust dated October 25, 2012**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 17th day of June, 2024.

_____
Notary Public

My Commission Expires: May 9, 2026

ROSS W. BOMHOLT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2026

EXHIBIT A

Being Lot No. 151 on the Plan of Hillwood Estates, Section 8, of record in Plat Book 2133, page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 151 fronts 200 feet on the southwesterly side of Elizabethan Drive and extends back 354.4 feet on the northwesterly line and 355 feet on the southeasterly line to a dead line, measuring 186.7 feet thereon.

Being the same property conveyed to Casey W. Riggs, Trustee of the Shine Trust dated October 25, 2012, by warranty deed from Thomas W. Land and wife, Randi Land, dated November 1, 2012 and of record in Instrument No. 20121105-0101756 in the Register's Office of Davidson County, Tennessee.

This property is improved property known as 6120 Elizabethan Dr., Nashville, Tennessee 37205.

This legal description is the same as from the previous deed of record.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

Tennessee Certification of Electronic Document

I, Russ Bomhalt, 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 6/17/24 (date of document).

Affiant Signature

6/19/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

NOTARY'S SEAL

