Karen Johnson Davidson County
Batch# 1153647 DEEDQC
07/02/2024 09:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240702-0049749

**THIS INSTRUMENT PREPARED BY: Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

**THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.**

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NOS.: |
|---|---|---|
| Timothy Shelly and wife, Sherri Dawn Lassiter Shelly, Co-Trustees of the James Brandon Shelly Special Needs Trust dated June 17, 2024 | SAME | 160 14 0B 123.00 |
| 824 Legends Glen Court | | |
| Franklin, TN 37069 | | |

## QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance I, **WILLIAM H. LASSITER, JR.**, do hereby convey to **TIMOTHY SHELLY and SHERRI DAWN LASSITER SHELLY, Co-Trustees of THE JAMES BRANDON SHELLY SPECIAL NEEDS TRUST dated June 17, 2024**, all of my right, title and interest in the following described tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Unit No. 5827, in Brentwood Trace Condominiums, a Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230, and Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in a Master deed recorded n Book 5524, page 415, amended in Book 5545, page 510, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5524, page 415, Register's Office for said County, amendment to Master Deed in Book 5545, page 510, and amendment to By-Laws in Book 5537, page 988, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied therein.

Being the same property conveyed to William H. Lassiter, Jr., by Quitclaim Deed dated April 30, 2024, from Laurence M. Papel, of record in Instrument No.20240430-0031563, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

**This is improved property known as 5827 Brentwood Trace, Brentwood, Tennessee 37027.**

IN WITNESS WHEREOF, we have hereunto set our hands on this the 17th day of June, 2024.

William H. Lassiter Jr. by William Russell Lassiter as agent under POA dated 4-12-2024.

**WILLIAM H. LASSITER, JR.**

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**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM H. LASSITER, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood, Tennessee, on this the 17th day of June, 2024.

Linda J. Williams
**Notary Public**

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My commission expires: 03/03/2026

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**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

The actual consideration or value of this transfer is $ - 0 - .

William H. Lassiter Jr. by
William Russell Lassiter as agent
under POA dated 4-12-2024
**Affiant**

Sworn to and subscribed before me this
17th day of June, 2024.

Linda J. Williams
**Notary Public**

My commission expires: 03/03/2026

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

## CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 June 17, 2024.

July 2, 2024
Date

Elizabeth Ryder Sykes
**Elizabeth Ryder Sykes**

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

Sworn to and subscribed before me this 2nd day of July, 2024.

Linda J. Williams
**Notary Public**

My commission expires:

**March 3, 2026**

