Karen Johnson Davidson County
Batch# 1158364 DEEDQC
07/15/2024 03:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240715-0053169

Prepared by:
Kimbra Spann, Attorney
1616 Westgate Circle
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration, or value, whichever is greater, for this transfer is $ 0 .

Affiant

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 5 day of July 2024.

Notary Public
My commission expires: 10-4-27

Address of New Owner:	Send Tax Bills to:	Tax Information:
John Steven Showalter and Deborah Louise Showalter, Trustees	Owner	083-13-0-502.00
1502 Shelby Ave.		
Nashville, TN 37206		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **John S. Showalter and Deborah L. Showalter, husband and wife** hereinafter referred to as Grantor(s), by these presents, quitclaim and convey all of his/her/their right, title and interest unto **JOHN STEVEN SHOWALTER and DEBORAH LOUISE SHOWALTER, Trustees of the SHOWALTER REVOCABLE TRUST dated July 5, 2024, and any amendments thereto**, hereinafter referred to as the Grantee(s), in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, 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 John S. Showalter and Deborah L. Showalter, husband and wife, by Warranty Deed from Lisa Estrada and Louis Estrada, wife and husband, dated March 10, 2022, recorded March 16, 2022, in Instrument 20220316-0030857, in the Register's Office for Davidson County, Tennessee.

This property is known as 1502 Shelby Ave., Nashville, TN 37206.

Witness my/our hands this 5th day of July, 2024.

John S. Showalter

Deborah L. Showalter

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John S. Showalter and Deborah L. Showalter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes herein contained.

Witness my hand and official seal in Davidson County, TN this 5 day of July, 2024.

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 10-4-27

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN MADE, AND NO AFFIRMATION REGARDING THE STATUS OF TITLE IS MADE.

Tennessee Certification of Electronic Document

I, Melissa Neuer, 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 July 5, 2024.

Affiant Signature

7/15/2024
Date

State of Kansas

County of Johnson

Sworn to and subscribed before me this 15th day of July 2024.

Annabelle Badart

ANNABELLE BADART
Notary Public - State of Kansas
My Appt. Expires 7-3-28

MY COMMISSION EXPIRES:

07/03/2028

NOTARY'S SEAL