Karen Johnson Davidson County
Batch# 1159003 DEEDQC
07/17/2024 09:01:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240717-0053670

QUITCLAIM DEED

MAIL RECORDED DEED TO:

WILLIAM CHAD SHEAR, TRUSTEE
SUSAN HILLARY SHEAR, TRUSTEE
5456 CALZADA DEL BOSQUE 7058
RANCHO SANTA FE, CA 92067

OWNER (SEND TAX BILLS TO):

WILLIAM CHAD SHEAR, TRUSTEE
SUSAN HILLARY SHEAR, TRUSTEE
5456 CALZADA DEL BOSQUE 7058
RANCHO SANTA FE, CA 92067

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM CHAD SHEAR and SUSAN HILLARY SHEAR, husband and wife (herein, "Grantor"), whose address is 5456 Calzada del Bosque 7058, Rancho Santa Fe, CA 92067, hereby bargains, sells, remises, releases, quit claims and conveys to WILLIAM CHAD SHEAR AND SUSAN HILLARY SHEAR, TRUSTEES, or any successors in trust, under the SHEAR 2024 REVOCABLE TRUST dated May 1, 2024 and any amendments thereto (herein, "Grantee"), whose address is 5456 Calzada del Bosque 7058, Rancho Santa Fe, CA 92067, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3749 Whitland Avenue, Nashville, TN 37205

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

WITNESS my hand and seal this 1 day of May, 2024

PIN NO: 104-09-0-208

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

William Chad Shear

William Chad Shear

GRANTOR:

Susan Hillary Shear

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
}
COUNTY OF San Diego }

On May 1, 2024, before me, Justine Trimble, Notary Public, personally appeared WILLIAM CHAD SHEAR and SUSAN HILLARY SHEAR, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/~~are subscribed to the within instrument and acknowledged to me that ~~he/she/~~they executed the same in ~~his/her/~~their authorized capacity~~(ies)~~, and that by ~~his/her/~~their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)
My Commission Expires: 3.16.2025

JUSTINE TRIMBLE
Notary Public - California
San Diego County
Commission # 2351890
My Comm. Expires Mar 16, 2025

OATH OF CONSIDERATION

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

The actual consideration for this transfer is $00.00.

Grantee:

Shear 2024 Revocable Trust dated May 1, 2024

William Chad Shear, Trustee

Grantee:

Shear 2024 Revocable Trust dated

Susan Hillary Shear, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN DIEGO

Subscribed and sworn to (or affirmed) before me on this 1 day of May, 2024, by WILLIAM CHAD SHEAR and SUSAN HILLARY SHEAR, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Seal

JUSTINE TRIMBLE
Notary Public - California
San Diego County
Commission # 2351890
My Comm. Expires Mar 16, 2025

Signature

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being the westerly 65 feet front and 75 feet rear of Lot No. 5 of Block "G" on the Map of Whitland Realty Company's Subdivision, as of record uin Book 332, Page 141.

Said part of said lot fronts 65 feet on the southerly side of Whitland, formerly Bowling Avenue, and runs back between lines, along the easterly margin of Carden Avenue, 200 feet to the northerly line of Lot No. 6, measuring 75 feet thereon.

This conveyance is made subject to:

1. State and County taxes for the current year, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 10409020800.

2. All matters appearing on the Plan of record as Book 332, Page 141, Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 20230816-0063753 on August 16, 2023.

PIN NO: 104-09-0-208

STREET ADDRESS:

3749 Whitland Avenue, Nashville, TN 37205

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

24-088679 (SB)

Tennessee Certification of Electronic Document

I, Dorene J. Royal, 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 May 1, 2024 (date of document).

Dorene J Royal

Affiant Signature

July 16, 2024

Date

State of Florida

County of Hillsborouth

Sworn to and subscribed before me this 16th day of July, 2024.

NOTARY'S SEAL

Notary Public State of Florida
Angela N Guiler
My Commission
HH 156837
Exp. 9/20/2025

A Guiler

Notary Signature

MY COMMISSION EXPIRES:
09-20-2025