Karen Johnson Davidson County
Batch# 1164365 DEEDQC
07/30/2024 03:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240730-0057727

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Michael Shahan, Trustee, Affiant Subscribed and sworn to before me, this 12th day of July, 2024. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Michael Shahan, Christine Shahan, and Bruce Shahan, Trustees 3501 Richland Avenue Nashville, Tennessee 37205	SAME	104 05 0 403.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Shahan and wife, Christine Shahan**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Michael Shahan and Christine Shahan and/or Bruce Shahan, Trustees of the Michael & Christine Shahan Living Trust, established by the Revocable Trust Agreement of Michael Shahan and Christine Shahan dated July 12, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 12th day of July, 2024.

Michael Shahan

Christine Shahan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Shahan and Christine Shahan, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 12th day of July, 2024.

My Commission Expires: _____

JEFFREY A. MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 68 of Block 3, on the Plan of Richland Realty Company's First Subdivision "A" as of record in Book 161, page 151, Register's Office for Davidson County, which said plan shows the same subdivided into blocks, but does not show the blocks subdivided into small lots.

According to a printed copy of an unregistered plan subdividing said block into lots, said part of Lot No. 68 is described as follows:

Beginning at the southwest comer of Richland Avenue and Park Circle; thence, with the southerly margin of Richland Avenue, westerly 81.5 feet to the northeast corner of the property conveyed to H.B. Alexander and wife, by Deed from W.E. Bowen and wife, of record in Book 882, page 80, said Register's Office; thence, with Alexander's easterly line, southwardly 191 feet to the northerly margin of a 12 foot alley dedicated to the public by deed of record in Book 465, page 570, said Register's Office; thence, with the northerly margin of said alley, eastwardly 30 feet to the westerly margin of Park Circle; thence, with the westerly margin of Park Circle northwardly 192 feet to the beginning.

Being the same property conveyed to Michael Shahan and wife, Christine M. Shahan by deed from Heather D. Snyder and husband, David R. Snyder, of record as Instrument No. 20040324-0033574, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Current year's City and County taxes which have been assumed by the Grantees;
2. Metro Codes Letter of record in Book 5021, page 140, Register's Office for Davidson County, Tennessee;
3. All matters appearing on the Plan of record in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee.

Christine Shahan and Christine M. Shahan are one and the same person.

This is improved property known as 3501 Richland Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 7/12/24.

7/30/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of July, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

