Karen Johnson
Batch # 1172353
08/20/2024 03:11:05 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240820-0063951

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 JONATHAN MALPASS, AFFIANT Subscribed and sworn to before me, this 30 day of July 2024. NOTARY PUBLIC My Commission Expires: 01-04-2027

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SHAWN L. LAMPHEAR and JONATHAN MARC MALPASS, CO-TRUSTEES 2806 Vaulx Lane Nashville, TN 37204	New Owner	Map and Parcel No.: 118020P00100CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Jonathan Malpass and Shawn Lamphear, married, (collectively as "Grantor") do hereby quitclaim, transfer and convey unto Shawn L. Lamphear and Jonathan Marc Malpass, Co-Trustees of the Lamphear and Malpass Joint Revocable Trust, created March 7, 2024, its successors and assigns, all of our right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2806 Vaulx Lane, Nashville, Tennessee 37204, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in common elements of Vaulx Hills, a horizontal property regime with private elements established by Amended and Restated Declaration in Instrument No. 20170718-0072206,

Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Amended and Restated Declaration.

Being the same property conveyed to Jonathan Malpass and Shawn Lamphear, married, from Megan Johnson, also known as Megan Elizabeth Johnson and Lee Johnson, wife and husband, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20200825-0095990.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 30 day of July 2024.

Jonathan Malpass, Grantor

Shawn Lamphear, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jonathan Malpass**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of July 2024.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Shawn Lamphear**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of June 2024.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027