QUITCLAIM DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

AJ-QCD-24-1814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES: 5.5.25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brendon Shirley and Christina Shirley	**New Owners**	**07313002200**
(NAME) **PO Box 792**	(NAME)	
(ADDRESS) **Jupiter, FL, 33468**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1180206 DEEDQC
09/10/2024 03:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240910-0069855

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WHITAKER SNB, LLC, A WYOMING LIMITED LIABILITY COMPANY ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

BRENDON SHIRLEY AND CHRISTINA SHIRLEY, HUSBAND AND WIFE ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 68 ON THE PLAN OF SECTION I, HENDERSON GARDENS, AS OF RECORD IN BOOK 2900, PAGE 75, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING WITH A POINT IN THE NORTHEASTERLY MARGIN OF GUEST DRIVE AT THE COMMON CORNER OF LOTS 68 AND 69; THENCE WITH THE LINE BETWEEN SAID LOTS, 115.4 FEET IN A NORTHEASTERLY DIRECTION TO A POINT AT THE COMMON CORNER OF LOTS 64, 67, 68 AND 69; THENCE WITH THE LINE BETWEEN LOTS 67 AND 68, 163.9 FEET IN A SOUTHEASTERLY DIRECTION TO A POINT IN THE NORTHEASTERLY MARGIN OF ROSEBANK AVENUE; THENCE WITH SAID MARGIN 100.0 FEET IN A SOUTHWESTERLY DIRECTION TO A POINT WHICH IS THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE 37.15 FEET IN A NORTHWESTERLY DIRECTION TO A POINT IN THE NORTHEASTERLY MARGIN OF GUEST DRIVE; THENCE ALONG SAID MARGIN 81.39 FEET IN NORTHWESTERLY DIRECTION TO THE POINT OF BEGINNING

BEING PART OF THE SAME PROPERTY CONVEYED TO WHITAKER SNB, LLC, A WYOMING LIMITED LIABILITY COMPANY, BY WARRANTY DEED, FROM BRENDON SHIRLEY, OF RECORD IN INSTRUMENT NO. 20220216-0018018, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1814 Rosebank Avenue, Nashville, TN, 37216.**

Witness our hands this the 5th day of September, 2024.

WHITAKER SNB, LLC

BRENDON SHIRLEY, MANAGING MEMBER

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Palm Beach)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRENDON SHIRLEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Managing Member of **WHITAKER SNB, LLC, A WYOMING LIMITED LIABILITY COMPANY,** the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of September, 2024.

Notary Public

My Commission Expires: 07/31/2027

KORREE WESTBROOK
Notary Public - State of Florida
Commission # HH 427878
My Comm. Expires Jul 31, 2027

I, Adam H. Jefferson, 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 September 10, 2024 (date of document).

Affiant Signature

Date 9-10-2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1-4-27

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY