This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1181152 DEEDWARR
09/12/2024 02:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240912-0070507

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JAMES DAVID SHOFFITT, Trustee JAMES DAVID SHOFFITT REVOCABLE LIVING TRUST dated August 22, 2024 4900 Nevada Avenue Nashville, TN 37209	SAME	-091-15-0-284.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this September 12, 2024.

MATTHEW SCHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

Notary Public

My Commission Expires: 3-18-28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, JAMES DAVID SHOFFITT, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JAMES DAVID SHOFFITT, Trustee of the JAMES DAVID SHOFFITT REVOCABLE LIVING TRUST, dated August 22, 2024.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all

persons.

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

WITNESS MY HAND this September 12, 2024.

By: _____
JAMES DAVID SHOFFITT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES DAVID SHOFFITT, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this September 12, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 3-18-28



Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Easterly 62 feet of the Southerly 120 feet of Block No. 35 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 35 fronts 62 feet on the Northerly side of Nevada, formerly Third Avenue, and runs back between parallel lines, with the Westerly margin of 49th Avenue, North, formerly 8th Street, 120 feet to a dead line.

Being the same property conveyed to Margaret W. Jones, an unmarried woman by Warranty deed from Decadie, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190520-0047102 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 20, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Being the same property conveyed to JAMES DAVID SHOFFITT, an unmarried man, by Warranty Deed of record from MARGARET W. JONES, an unmarried woman, Instrument No. 20211119-0154116, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record, as well as the following:

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 4900 Nevada Avenue

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 12, 2024 (date of document).

Signature

9-12-24
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12 day of September, 2024.

Notary Public
My Commission expires: 3-18-28

MATTHEW SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028