Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Lee Alan Showman, Trustee **605 South 14th Street** **Nashville, TN 37206**	**094 01 0 280.00**	**SAME**

Karen Johnson Davidson County
Batch # 1181252 DEEDQC
09/13/2024 08:35:48 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240913-0070616

This instrument prepared by: Carter Shelton Jones, P
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Lee Showman** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Lee Alan Showman, Trustee of the Lee Alan Showman Revocable Trust dated September 10, 2024** (the "Grantees"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **605 South 14th Street, Nashville, TN 37206.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 10th day of September, 2024.

KATIE CESERETTI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 10/20/27

shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 10th day of September, 2024.

LEE SHOWMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lee Showman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 10th day of September, 2024.

Notary Public

My Commission Expires:
6/20/27



EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being part of Lot No. 415 on the Plan of Edgefield Land Company's Fourth Subdivision of record in Plat Book 57, Page 153, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 415 fronts 50 feet on the Easterly margin of South 14th Street and runs back between parallel lines 150 feet to a dead line.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; and (2) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Lee Showman, an unmarried man, from D222, LLC, a Tennessee limited liability company, by warranty deed filed for record on April 16, 2016, Instrument Number 20160406-0032932, as of record in the Register's Office for Davidson County, Tennessee.