THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1186941 DEEDQC
09/26/2024 11:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240926-0074710

STATE OF ~~TENNESSEE~~ DELAWARE
COUNTY OF New Castle

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 20 day of September, 2024.

Notary Public
My Commission Expires: 01/14/2025

ANDRE W AUSTIN
Notary Public
State of Delaware
My Commission Expires on Jan 14, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No
SEEKSTAYS, LLC 1015 Villa Place Nashville, TN 37212	New Owner 1205 Tremont Ave. Nashville, TN 37212	105.01.0.119.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged. **JOSEPH JOHN SHIELDS IV, AN UNMARRIED MAN AND ASHLEY KHRISTINE CLEMENS, AN UNMARRIED WOMAN** ("Grantor"), by these presents, does hereby quitclaim and convey unto **SEEKSTAYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, and its heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 14, as shown on the map entitled B.F .. Shields Heirs Addition, of record in Book 57, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 14 fronts 50 feet on the Westerly side of Villa Place and runs back between parallel lines 150.8 feet, more or less, to an alley.

Being the same property conveyed to Ashley Khristine Clemens, an unmarried woman, by Quitclaim Deed from Joseph John Shields, IV, Rn unmarried man, dated June 1, 2023 and recorded June 1, 2023, of record m Instrument No. 20230601-0041526, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1015 Villa Place Nashville, TN 37212**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[Signature on Following Page]

Witness my hands this 20 day of September, 2024, the bargaining party, having cause my name to be signed hereto on said day and date.

GRANTOR:

JOSEPH JOHN SHIELDS IV

STATE OF ~~TENNESSEE~~ DELAWARE
COUNTY OF ~~DAVIDSON~~ NEW CASTLE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State JOSEPH JOHN SHIELDS IV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of September, 2024

ANDRE W AUSTIN
Notary Public
State of Delaware
My Commission Expires on Jul 14, 2025

Notary Public

My Commission Expires: 07/14/2025

Ashley Khristine Clemens
ASHLEY KHRISTINE CLEMENS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State ASHLEY KHRISTINE CLEMENS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of August, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 02, 2025

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 9/25/2024 (date of document).

Affiant Signature

9/25/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

