Karen Johnson
Batch # 1188513
10/02/2024 08:31:08 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241002-0076210

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-26-2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 25th day of September 2024.

Notary public

My commission Expires: 10/26/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
James and Shian Seagrist Living Trust 8205 Londonberry Road Nashville, TN 37221	James and Shian Seagrist Living Trust 8205 Londonberry Road Nashville, TN 37221	141150D20700

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, James Irie Seagrist and Shian Seagrist, husband and wife as joint tenants, do hereby quitclaim, transfer and convey unto James Seagrist and Shian Seagrist, as Trustees of the James and Shian Seagrist Living Trust dated September 25, 2024, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Final P.U.D. Plan Planned Unit Development Phase III-B "Sheffield" on the Harpeth of record in Plat Book 7900, Page 443, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Irie Seagrist and Shian Seagrist, husband and wife as joint tenants, from JKW Property, LLC, a Tennessee limited liability company, by Warranty

Deed dated May 20, 2024, and recorded on May 22, 2024, as Document No. 20240522-0038114, Register's Office for Davidson County, Tennessee.

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

Property Address: 8205 Londonberry Road, Nashville, Tennessee 37221

Witness my hand this 25th day of September 2024.

James Irie Seagrist, Grantor

Shian Seagrist, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, Madelyn Stampley, Notary Public, James Irie Seagrist and Shian Seagrist, as Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, September 25, 2024.

[Seal]

MADELYN STAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-26-2025

Madelyn Stampley, Notary Public
My commission expires: October 26, 2025