Karen Johnson Davidson County
Batch# 1198637 DEEDQC
10/30/2024 11:10:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241030-0083473

File No: TN24109376

After Recording, Send to:
Boston National Title
400 Rouser Rd., Bldg. 2, 5th Floor
Coraopolis, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Nathan J. Shouse and Laura Shouse
2924 Steamboat Dr, Nashville, TN 37214

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 062-02-0A-103-00

QUITCLAIM DEED

Nathan J. Shouse, a married man who acquired title as an unmarried person, ("Grantor"), of **2924 Steamboat Dr, Nashville, TN 37214**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Nathan J. Shouse** and **Laura Shouse,** husband and wife, as joint tenants, ("Grantee"), whose tax mailing address is **2924 Steamboat Dr, Nashville, TN 37214,** with quitclaim covenants, his interest in the following described real estate:

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of River Trace Estates, Phase I, Section II, a Planned Unit Development, Resubdivision of Lot Number 98-108 Inclusive, 110, 113-119 Inclusive, 122, 123, 130-134 Inclusive, 163, 164, 177-184 Inclusive, of record in Plat Book 6900, page 741, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Property Address is: 2924 Steamboat Dr, Nashville, TN 37214

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED RECORDED AS INSTRUMENT NO. 20120625-0055256 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 062-02-0A-103-00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on Oct 21, 2024:

Nathan J. Shouse

STATE OF TN.
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Nathan J. Shouse**, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21 day of October, 2024.

Notary Public

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00 .

Affiant

Subscribed and sworn to before me on this the 21 day of October, 2024.

Notary Public

My Commission Expires: 11/2/2026

SEAL

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

True Copy Certification
State of Tennessee

I, Linda Phillips, 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 10/21/2024

Affiant Signature

10/23/2024
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 23 day of OCTOBER, 20 24.

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-11-2026

(seal)