Karen Johnson Davidson County
Batch# 1198692 DEEDQC
10/30/2024 11:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241030-0083541

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Steven M. Shapiro, Trustee, Affiant

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

Notary Public
My Commission Expires: 11/2/26

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Steven M. Shapiro and Nancy W. Shapiro, Trustees 8 Warwick Lane Nashville, Tennessee 37205	SAME	104 14G 103.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Steven M. Shapiro and wife, Nancy W. Shapiro**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Steven M. Shapiro and Nancy W. Shapiro, Trustees of the 8 Warwick Lane Revocable Trust, established by the Revocable Trust Agreement of Steven M. Shapiro and Nancy W. Shapiro dated October 25, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 25th day of October, 2024.

Steven M. Shapiro

Steven M. Shapiro

Nancy W. Shapiro

Nancy W. Shapiro

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven M. Shapiro and Nancy W. Shapiro, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of October, 2024.

My Commission Expires: _____

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-6-27

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plat of Whitworth, Phase 01B, as shown on the plat of record in Plat Book 7900, Page 415, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Steven M. Shapiro and wife, Nancy W. Shapiro by deed from Keith Perryman and Kimmy Lee Perryman, of record in Book 8782, Page 265, Register's Office for Davidson County, Tennessee.

The Grantors covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

1. Taxes for the current year, and years subsequent.

2. Declaration of Protective Covenants, conditions and Restrictions for Whitworth of record in Book 8026, Page 305, Register's Office for Davidson County, Tennessee as amended by instrument of record in Book 8282, Page 45, said Register's Office.

3. All matters appearing on the Boundary Plat for Whitworth of record in Plat Book 6900, Page 839, said Register's Office.

4. All matters appearing on the Plan of record in Plat Book 7900, Page 49, said Register's Office.

5. All matters appearing on the Plat of Whitworth, Phase 01B of record in Plat Book 7900, Page 415, said Register's Office.

This is improved property known as 8 Warwick Lane, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 10/25/24.

10/28/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of October, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

