Address New Owner·	Map-Parcel Numbers	Send Tax Bills To.
The Lightning Trust dated December 18, 2024 871 Ashton Park Way Mount Juliet, TN 37122	**110020C01200CO**	**SAME**
This instrument prepared by· Carter Shelton Jones, PLC 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, **Mark Zeiders and Kimberly Zeiders, husband and wife** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **The Lightning Trust dated December 18, 2024** (the "Grantees"), Grantees' successors and assigns, all of Grantors' 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 **871 Ashton Park Way, Mount Juliet, TN 37122.**

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

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1219908
12/26/2024 11 23 56 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20241226-0099693

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 18th day of December, 2024

KATIE CESERETTI
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/20/2027

PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 18th day of December, 2024

Mark Zeiders

Kimberly Zeiders

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 **Mark Zeiders and Kimberly Zeiders**, 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 18th day of December, 2024

Notary Public

My Commission Expires
06/20/2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 12, on the plan of FINAL PLAT ASHTON PARK SUBDIVISION PHASE 1, as shown on plat of record in Instrument 20220506-0052365, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Mark Zeider and Kimberly Zeiders, husband and wife, by deed of record as Instrument Number 20230811-0062665, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record