REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1221841 DEEDQC
12/31/2024 08:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241231-0101304

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 18th DAY OF December, 2024.

NOTARY PUBLIC
COMMISSION EXPIRES:

RANDY HARDISON SEAL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-06-2027

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
TERRAGON TRAIL, LLC
313 BELLE MINA LANE
FRANKLIN TN 37064

NEW OWNER:
TERRAGON TRAIL LLC
313 BELLE MINA LANE
FRANKLIN TN 37064

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2).

This indenture is made and entered into this 18th day of December, 2024 between WILLIAM SHAAR AND WIFE SERNADA SHAAR (hereinafter referred to as "GRANTOR") and TERRAGON TRAIL LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee and being in the 13th formerly 23rd Civil District of said county and being parts of Lot No. 4 and 8 on the Plan of the Lands of Dr. J. H. Jordan, deceased, marked as Exhibit C on instrument of record in Plan Book 2, Page 79, Chancery Court at Nashville, and described according to a survey made by C. J. Carney, Surveyor, on October 13, 1952, as follows:

Beginning at a point on southerly margin of Highway No. 12, formerly the Hydes Ferry Pike, at the intersection of the southerly margin of said highway and the centerline of Jordonia Station Drive; thence with the centerline of said drive, South 2 deg. 30' West 370 feet; thence North 87 deg. 09' East 100 feet; thence North 2 deg. 30' East 370 feet to the southerly margin of said highway; thence North 87 deg. 09' West 100 feet to the point of beginning.

Being the same property conveyed to William Shaar from Crossview Evangelical Church by deed of record in Instrument No. 20150515-0044987, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Shaar and wife Sernada Shaar from William Shaar by deed of record in Instrument No. 20180418-0036383, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 069 00 0 051.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 4425 Ashland City Highway, Nashville, TN 37218.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

WILLIAM SHAAR

SERNADA SHAAR

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared WILLIAM SHAAR AND WIFE SERNADA SHAAR, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 18th day of February, 2024.

SEAL

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

NOTARY PUBLIC
COMMISSION EXPIRES:_____

Certificate of Authenticity

I, **Rhonda S. Hardison**, 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 12/18/2024.

Affiant Signature

12/30/2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 30th day of December, 2024.

Notary Public
My Commission Expires:

RANDY HARDISON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027