Address New Owner	Map-Parcel Numbers.	Send Tax Bills To.
The Trapnell Family Trust dated January 31, 2025 130 Longwood Place Nashville, TN 37215	**117 09 0B 016.00**	**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, **Andrew L. Trapnell and Mary H. Trapnell, husband and wife** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **The Trapnell Family Trust dated January 31, 2025** (the "Grantee"), Grantee's 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 **130 Longwood Place, Nashville, TN 37215.**

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

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 31 day of January, 2025

KATIE CESERETTI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/20/2027

Karen Johnson
Batch # 1235222
02/07/2025 08 56 16 AM
Fees $17 00 Taxes $0 00

Davidson County
DEEDQC
3 pgs

20250207-0009367

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.

To the extent applicable, 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 31st day of January, 2025.

Andrew L. Trapnell

Mary H. Trapnell

Mary H. Trapnell

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 **Andrew L. Trapnell and Mary H. Trapnell**, 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 31 day of January, 2025

Notary Public

My Commission Expires

1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Longwood of record in Plat Book 5200, Page 86, as amended in Book 5419, Page 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No 16 fronts 60.0 feet on the Northerly margin of Longwood Place and extends back between parallel lines 95 0 feet to a dead line in the rear.

BEING the same property conveyed to Andrew L Trapnell and Mary H Trapnell, husband and wife, by deed of record as Instrument Number 20190917-0094244, in the Register's Office for Davidson County, Tennessee

This conveyance is subject to the following.

- Subject to all matters shown on the Plan of record in Book 5200, Page 86, as revised in Book 5419, Page 183, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5344, Page 353, and amended in Book 5980, page 667 and Book 5980, page 681, amended By-Laws of record in Instrument No 20120621-0054661, Instrument No. 20130716-0073196 and Instrument No. 20140218-0013710, and Doc No 2081031-0108920 Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6925 Page 836, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein