Karen Johnson
Batch # 1246079
03/14/2025 09 07 27 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250314-0018695

This instrument prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
STEVEN PAUL SHUMATE LIVING TRUST
Dated February 21st, 2025
STEVEN PAUL SHUMATE, Trustee
4405 Gra Mar Drive
Nashville, Tennessee 37216

SEND TAX BILL TO:
Same

MAP/PARCEL:
061 02 0 115.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT:

I, STEVEN PAUL SHUMATE, (aka Steven P. Shumate) a widower, having been predeceased by my wife, Mary Shumate, on November the 14th, 2024, in connection with the administration of my revocable living trust, as trustee, now conveys, releases and forever quitclaims from myself, as an individual, to the STEVEN PAUL SHUMATE LIVING TRUST, dated February 21st, 2025, all my right, title and interest in and to a certain tract of land in Davidson County, Tennessee as described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 3, on the Plan of Section Four Gra-Mar Acres, as shown on plat of record in Plat Book 2330, page 8, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Hoa Houen Thai, an unmarried man, as of record in Instrument 20040610-0068785, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Steven P. Shumate and Mary Shumate, husband and wife, by Warranty Deed from Hoa Houen Thai, an unmarried man, of record in Instrument 20040901-0105984, Register's Office for Davidson County, Tennessee, dated August 27th, 2004 and recorded September 1st, 2004.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record. and encumbrances as may affect the premises.

The purpose and intent of this document is to transfer title from an individual to a trust where that same individual is the trustee.

The property is commonly known as 4405 Gra Mar Drive, Nashville, Tennessee 37216.

I, the above listed grantor conveys my interest in the real property to the STEVEN PAUL SHUMATE LIVING TRUST, dated February 21st, 2025,

Steven P. Shumate
STEVEN PAUL SHUMATE

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 20th day of February 2025.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My commission expires:
DEC 19 2028

AFFIDAVIT

I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys my interest in the real property to the STEVEN PAUL SHUMATE LIVING TRUST, dated February 21st, 2025.

Steven P. Shumate
STEVEN PAUL SHUMATE

State of Tennessee
County of Davidson

SWORN to and subscribed before me this the 20th day of February 2025.

NATHAN ZALE DOWLEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My commission expires:
DEC 19 2028

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.