THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Tara D. Shaver
115 Cottage Pl
Nashville TN, 37214

Send Tax Bill to:
Owner

Map-Parcel Numbers:
095-02-0A 115.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 31 day of March, 2025.

Notary Public

My Commission Expires:
3-20-28

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TARA D. SHAVER, TRUSTEE OF THE TARA D. SHAVER LIVING TRUST, DATED FEBRUARY 4, 2016** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **TARA D. SHAVER, A SINGLE WOMAN,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 115 Cottage Pl., Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1254741 DEEDQC
04/01/2025 10:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250401-0024551

IN WITNESS WHEREOF, the undersigned has executed this instrument this 31st day of March, 2025.

Tara D Shaver

By: Tara D. Shaver, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tara D. Shaver, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Trustee of the Tara D. Shaver Living Trust, the within named Grantor, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Tara D. Shaver Trust by the said Tara D. Shaver as such Trustee.

Witness hand and official seal at office at Nashville Tennessee, on this the 31st day of March, 2025.

My Commission Expires:
9-7-26

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Unit No. 15 on the Plan of Cottage Place Condominiums, as of record in Book 6520, Page 816-823, Register Office for said County, together with an undivided interest in the common elements, all as described in Master Deed, Declaration of Covenants, Conditions, and Restrictions, of record in Book 6520, Page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions, and Restrictions, of record in Book 6569, Page 212 and by Second Amendment of record in Book 6636, Page 722, said Register's office.

Being the same property conveyed to Tara D. Shaver, Trustee of The Tara D. Shaver Living Trust, established by the Revocable Trust Agreement of Tara D. Shaver dated February 4, 2016, by deed dated 02/04/2016, from Tara D. Shaver of record in Instrument No. 20160208-0011816, as corrected in Instrument No. 20160502-0042959, Register's Office for said County.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3/31/25.

Affiant Signature

4/1/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY