QUITCLAIM DEED

LB-QCD-25-309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Irene B Shannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF March, 2025

Camille Woods
Notary Public

MY COMMISSION EXPIRES 03.20.28
(AFFIX SEAL)

CAMILLE WOODS · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Irene B. Shannon	**Same as New Owner**	
(NAME) **309 Townes Drive**	(NAME)	**162-05-0-248.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES D. SHANNON, AN UNMARRIED MAN AND IRENE B. SHANNON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **IRENE B. SHANNON, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

LAND in Davidson County, Tennessee, being Lot No 117 on the Plan of Hickory Valley Subdivision, Section 3, as of record in Book 4460, Page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

BEING the same property conveyed to James D Shannon and wife, Irene B. Shannon, by Warranty Deed dated September 20, 2004, from Vance P Ross and wife, Pamela H Ross, of record in Instrument No 20040923-0114763, Register's Office for Davidson County, Tennessee

James D Shannon and Irene B Shannon having since divorced and are no longer married to each other The purpose of this conveyance is to solely vest the property in the name of Irene B Shannon

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as: **309 Townes Drive, Nashville, Tennessee 37211**

Karen Johnson
Batch # 1255745
04/02/2025 11 47 09 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250402-0025066

Witness my/our hand(s) this the 27th of March, 2025

James D Shannon

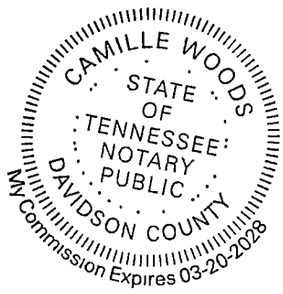
Irene B Shannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES D SHANNON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 27th of March, 2025

Notary Public
My Commission Expires 03-28-25
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IRENE B SHANNON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 27th of March, 2025

Notary Public
My Commission Expires 03-28-25
(SEAL)



RETURN TO:
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Nashville, TN 37212