Karen Johnson Davidson County
Batch # 1257152 DEEDQC
04/07/2025 02:15:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250407-0026236

This Instrument Prepared By:

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QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane Properties, LLC 895 Elm Hill Pike Nashville, TN 37210	**Shane Properties, LLC** 895 Elm Hill Pike Nashville, TN 37210	106 01 0 154.00 106 01 0 142.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Carl Shane and wife, Barbara Shane**, by these presents do hereby quitclaim and convey unto **Shane Properties, LLC**, a Tennessee limited liability company, all of their right, title and interest in and to the following described tract of land situated in Davidson County, Tennessee:

Parcel One: 106 01 0 154.00

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod in the southerly right-of-way line of P'Pool Avenue, at a corner common with the property of Joseph & Crescenza Macca, as of record in Instrument Number: 20051014-0123996 at the Register's Office for Davidson County, Tennessee;

Thence with the southerly right-of-way line of P'Pool Avenue, South 34 deg 36 min 58 Sec East, 146.67 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 19.96 feet, the central angle of which is 02 deg 24 min 33 sec, the radius of which is 474.70 feet, the chord of which is South 35 deg 21 min 55 sec East, 19.96 feet to an iron rod set;

Thence leaving the southerly right-of-way P'Pool Avenue, with line through the property of Third National Bank, as of record in Deed Book 4370 Page 316, at the Register's Office for Davidson County, Tennessee, for the following three calls;

1) South 53 deg 55 min 59 sec West, 102.80 feet to an iron rod set;

2) South 10 deg 33 min 51 Sec West, 85.95 feet to an iron rod set;

3) North 79 deg 26 min 09 sec West, 59.72 feet to an iron rod set in the easterly property line of Carl D. & Barbara B. Shane, as of record in Instrument Number: 20050616-0068955, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Carl D. & Barbara B. Shane, North 07 deg 54 min 37 sec East, 168.33 feet to an existing iron rod;

Thence North 38 deg 16 min 18 sec West, 87.46 feet to an existing iron rod, at a corner common with the property of Joseph & Crescenza Macca;

Thence with the easterly property line of Joseph & Crescenza Macca, North 69 deg 10 min 07 sec East, 100.25 feet to the POINT OF BEGINNING, Containing 25,165 Square Feet or 0.578 acres more or less.

Being the same property conveyed to Carl Shane by deed from SunTrust Bank of record as Document No. 20060512-0056126, Register's Office for Davidson County, Tennessee.

This is improved property, known as 895 Elm Hill Pike, Nashville, Tennessee 37210.

Parcel Two: 106 01 0 142.00

Certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, Being Reserved Parcel "A" of the Subdivision Plat of Section One. P'Pool Heights, of record in Book 3500, page 55, Register's Office for said County, described as follows:

Beginning at a point at the southwest corner of the intersection of Elm Hill Pike and P'Pool Avenue; thence in a southeasterly direction along the southwest margin of P'Pool Avenue 262.3 feet to a point; thence South 70 degrees 10' West 101.4 feet to a point; thence North 40 degrees 6' West 208.1 feet to the point of beginning.

Being the same property conveyed to Carl Shane and wife, Barbara Shane, by deed from Joseph Macca and wife, Crescenza Macca, of record as Document No. 20220526-0061372, Register's Office for Davidson County, Tennessee.

This is improved property, known as 897 Elm Hill Pike, Nashville, Tennessee 37210.

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

WITNESS our hands this 2nd day of April, 2025, to be effective as of the 1st day of January.

Carl Shane

Barbara Shane

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Allen Reynolds III, Notary Public, **Carl Shane and Barbara Shane**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 4 day of April, 2025.

Notary Public

J. ALLEN REYNOLDS III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-11-26

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 4 day of April

Notary Public

J. ALLEN REYNOLDS III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1-11-26

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