This instrument was prepared from information supplied by the parties without counsel or advice of legal consequences or tax related matters. No title examination or settlement has been performed and Logos Realty Closing Services, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel.

Karen Johnson Davidson County
Batch# 1260604 DEEDQC
04/16/2025 02:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250416-0029148

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:		STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ -0-. Affiant Subscribed and sworn to before me, this the 10th day of April, 2025 Notary Public My commission expires: 05-09-2026
Logos Realty Closing Services, Inc. 1720 West End Avene, Suite 300 Nashville, TN 37203	TUWANA J. BRYANT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 05/09/2026	
Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Allene Shannon	**Allene Shannon**	07116039200
1368 Rosedale Ct. Nashville, TN 37207	1368 Rosedale Ct. Nashville, TN 37207	

FOR AND IN CONSIDERATION OF the sum of Zero Dollar ($0.00) and other good and valuable consideration **ALLENE SHANNON, UNMARRIED AND JONATHON A SHANNON, UNMARRIED**, hereinafter called "Grantor", does hereby transfer and convey unto **ALLENE SHANNON, UNMARRIED** hereinafter called "Grantee", its successors and assigns, all of their right, title, and interest in and to the following described property in DAVIDSON County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of Joy Gardens, of record in Book 3842, Page 68, Register's Office for said County.

Said Lot No. 9 fronts 34.69 feet on the northerly margin of the Cul-de-sac of Rosedale Court and extends back 100.25 feet on the easterly line and 128.68 feet on the south-westerly line to a broken line in the rear, measuring 147.69 feet thereon.

Being the same property conveyed to Allene Beard by deed from James Vann, Jr. and wife, Bessie Mae Vann as recorded in Book 6058, Page 311, Register's Office of Davidson County, Tennessee.

Further conveyed to Jonathon A Shannon by Quit Claim deed from Allene Beard Shannon of record as book 8921 page 226, Register's Office of Davidson County, Tennessee.
Said Allene Beard Shannon and Allene Beard are one in the same person.

Further conveyed to Allene Shannon by Quit Claim deed from Jonathon Shannon of referenced in instrument 20201102-127863, Register's Office of Davidson County, Tennessee.
Said Allene Beard Shannon and Allene Beard are one in the same person.

This is improved property known as 1368 Rosedale Ct., Nashville, TN 37207.

Executed by our hands this the 15th Day of April, 2025

ALLENE SHANNON

JONATHON A SHANNON

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 **ALLENE SHANNON AND JONATHON A SHANNON** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein.

Witness my hand and Official Seal this the 15th Day of April, 2025.

Notary Public

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services, Inc.
1720 West End Avenue, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 true and exact copy of the original document executed and authenticated according to law on 04-15-2025

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 04/16/25

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 04/16/25

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

