Karen Johnson Davidson County
Batch# 1281549 DEEDQC
06/05/2025 08:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250605-0044074

PREPARED BY:

Elaheh Z. Wiles, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is $0.

Ingrid Shoaf
AFFIANT

ROBERT J. HAZARD NOTARY PUBLIC STATE OF TENNESSEE NOTARY WILLIAMSON COUNTY My Commission Expires FEB. 28, 2026

Subscribed and sworn to before me on this day, June 4, 2025.

Notary Public

My Commission Expires: _____

New Owner Address:
Shoaf Family Trust
264 Lisa Ln
Nashville, TN 37210

Send Tax Bills To:
Same

Map-Parcel Number:
095 05 0 083.00

QUITCLAIM DEED

Ingrid S. Shoaf, unmarried woman ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Shoaf Family Trust**, dated June 4, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 4, 2025**.

Ingrid S. Shoaf

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Ingrid S. Shoaf**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 4, 2025.

Notary Public

My Commission Expires:

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Creekside Heights of record in Plat Book 2663, Page (s) 114 and 115, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ingrid S. Shoaf, unmarried woman, from Michael A. Dickover and Pamela Jo Dickover, husband and wife, by deed of record in Instrument No. 20181101-0108041, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 264 Lisa Ln, Nashville, TN 37210.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 June 4, 2025.

E Z Wiles

Affiant Signature

6/4/25

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day: June 4, 2025.

ROBERT J. HAZARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires FEB. 28, 2026

Notary Public

My Commission Expires: _____