Karen Johnson
Batch # 1285599
06/18/2025 10 11 49 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250618-0047954

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESS
COUNTY OF DAVIL

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 16 day of June, 2025

Notary Public

My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Fyffe Shadow, LLC 116 Agnes Rd, Suite 200 Knoxville, TN 37919	New Owner	Map and Parcel No.: 173-09-0A-749.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Steffen T. Cushing and Natasha C. Cushing, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Fyffe Shadow, LLC, a Tennessee limited liability company,** its heirs and assigns, all of their interest in the following land:

Land in Davidson County, Tennessee, being Lot No. 631, as shown on the Plan of Section Two of Phase Eight, Lenox Village, of record in Instrument No. 20070413-0044640 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 Steffen T. Cushing, and Natasha C.Cushing, husband and wife as joint tenants by Warranty Deed from Elizabeth C. Jones NKA Elizabeth Pfeiffer, married, dated October 19, 2015 and recorded on October 21, 2015 in Instrument No. 20151021-0107041, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **3136 Fyffe Lane, Nashville, TN 37211.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of June, 2025.

Steffen T. Cushing

Natasha C.Cushing

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Steffen T. Cushing** and **Natasha C.Cushing**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 16 day of June, 2025.

Notary Public

My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028