Karen Johnson
Batch # 1285599
06/18/2025 10 11 49 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250618-0047955

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 TENNES COUNTY OF DAVI 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: Fyffe Shadow, LLC 116 Agnes Rd, Suite 200 Knoxville, TN 37919	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 161-16-0A-066.00

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 Unit No. 66 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; and Instrument No. 20040720-0086707, Register's Office for said County.

Being the same property conveyed to Steffen T. Cushing, and Natasha C. Cushing, husband and wife by Warranty Deed from Shaun M. Senters, dated June 2, 2016 and recorded on June 10, 2016 in Instrument No. 20160610-0058797, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **213 Shadow Glen Drive, 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