Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Johanna Choate Shadoin, Trustee **4487 Post Place, Unit 23** **Nashville, TN 37205**	**103 15 0B 023.00CO**	**SAME**

Karen Johnson Davidson County
Batch # 1315516 DEEDQC
08/28/2025 08:05:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250828-0068796

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Johanna C. Shadoin** (the "Grantor"), by these present hereby transfer, assign, and quitclaim to **Johanna Choate Shadoin, Trustee of the Johanna Choate Shadoin Revocable Trust dated August 21, 2025** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **4487 Post Place, Unit 23, Nashville, TN 37205**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Carl Beth Shelton
Affiant

Subscribed and sworn to before me this 21st day of August, 2025.

Notary Public
My Commission Expires: 5/8/26

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 21st day of August, 2025.

JOHANNA C. SHADOIN

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 **Johanna C. Shadoin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 21st day of August, 2025.

WARNER JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires:

5/4/28

EXHIBIT A

(Legal Description of the Property)

Unit No. 23, in a Horizontal Property Regime which is located on the Plat of Lion's Head Condominium Apartments of record in Book 5200, page 82, RODC. Being part of the same property conveyed to Lion's Head Associates, A Tennessee partnership by deed from Lion's Head Apartments, a Tennessee Limited Partnership of record in Book 5287, p. 556, RODC.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act", as the same is set out in Section 64-2701, a sec. of the Tenn. Code Annotated, and is subject to the provisions and requirements thereof; also, subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements not or hereafter established over, through or upon the land embracing the regime and building thereof, and also including without limitation all conditions, covenant, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lion's Head Condominium of record in Book 5340, p 70, the execution of which was corrected by an instrument of record in Book 5342, page 683, both in RODC; and is subject to the By-Laws for the administration thereof, which are appended to the Master Deed as Exhibit "C" there of record in Book 5340, p 121, RODC, including among others conditions and requirements, assessments, liens, use and occupancy restrictions and other undertakings all as set out and provided in said Master Deed and exhibits appended there to reference to which is here made.

BEING the same property conveyed to Johanna C. Shadoin from Choate Investment Properties, L.L.C., a Tennessee limited liability company, by quitclaim deed filed for record on April 14, 2003, Instrument Number 20030414-0049641, as of record in the Register's Office for Davidson County, Tennessee.