Karen Johnson Davidson County
Batch# 1328341 DEEDQC
09/30/2025 10:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250930-0077655

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

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 30th day of September, 2025.

Notary Public
My Commission Expires: 7/6/2026

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Bradley Shuman 721 Magnolia Trail, Nashville, TN 37221	New Owner	142-11-0B-020-00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIKA SHUMAN,** ("Grantors"), by these presents, does hereby quitclaim and convey unto **BRADLEY D. SHUMAN,** and his heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 20, on the Final Plat of Magnolia Place, a Planned Unit Development, of record in Book 7900, Page 729, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bradley D. Shuman and Erika Shuman, husband and wife by Deed dated August 7, 2014 from Yahgoob (Coby) Hanai, recorded August 8, 2014, in Instrument Number 20140808007165O, in the Official Records of Davidson County, Tennessee.

This Quitclaim Deed is being executed for Erika Shuman to convey any marital interest in the subject property to Bradley D. Shuman.

This is improved property known as: **721 Magnolia Trail, Nashville, TN 37221**

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

ERIKA SHUMAN

STATE OF GA)
COUNTY OF Dekalb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **ERIKA SHUMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 26th day of September 2025.

KAREN CHEN
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
My Commission Expires
January 19, 2026

Notary Public
My commission expires: 1/19/26

Tennessee Certification of Electronic Document

I, Trevor Keller, do hereby make 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 **9/30/2025** (date of document).

Affiant Signature

9/30/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **September**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY