Karen Johnson Davidson County
Batch# 1331087 DEEDQC
10/07/2025 09:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251007-0079904

THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2025-1325	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 26 day of Sept. 2025. *Notary Public* *My commission expires:* 10/4/27

LILLIAN TURMAN
TENNESSEE
NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

Name and Address of New Owner: Shawn Jackson and Brandi MacLaren 470 Rural Hill Rd. Nashville, TN 37217	
Send Tax Bills To: Shawn Jackson and Brandi MacLaren 470 Rural Hill Rd. Nashville, TN 37217	
Street Address of Subject Property: 470 Rural Hill Rd Nashville, TN	**Parcel ID:** 150-01-0-044.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Shawn Jackson, unmarried**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Shawn Jackson, unmarried with (50% Interest) and Brandi MacLaren, unmarried with (50% Interest),** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Section One, Edge-O-Lake Estates of record in Plat Book 3600, Page 43, 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 Brien D. Lutes and Amy Lutes, Husband and Wife by Warranty Deed from Amy King, married of record in Instrument No. 20130722-0075387, Register's Office for Davidson County, Tennessee, dated July 19, 2013 and recorded on July 22, 2013. See Scrivener's Affidavit correcting the grantee of record in Instrument No. 20130730-0079085, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shawn Jackson, unmarried, Warranty Deed from Brien D. Lutes and Amy Lutes, husband and wife of record in Instrument No. 202510070079902, Register's Office for Davidson County, Tennessee, dated September _____, 2025 and recorded on September _____, 2025.

WITNESS my hand this 20th day of Sept, 2025.

Grantor – Shawn Jackson

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Shawn Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 26th day of Sept, 2025.

NOTARY PUBLIC

My commission expires: 8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 September 26, 2025.

Signature
September 26, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 26, 2025

Notary's Signature

My Commission Expires: 10/4/27

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/2027
COUNTY OF DAVIDSON