Karen Johnson Davidson County
Batch # 1338832 DEEDQC
10/27/2025 03:48:38 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251027-0085434

QUITCLAIM DEED

STATE OF TENNESSEE}
COUNTY OF _____

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before n
This ____ day of October, 2025.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Roseanne Hays-Shacklett **Affiant**
Subscribed and sworn before me this the
27 **Day of** October, 2025.
Brandi Weis, **Deputy Register**

Address New Owner as:	Tax Bill To:	Map / Parcel
Tommy Shacklett, Mary Ann Shacklett, and John J. Shacklett 508 Johnstown Drive, Smyrna, TN 37167	**New Owners**	[redacted] 119 04 00 2200

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Thomas P. Shacklett, Mary Ann Shacklett, and John J. Shacklett,** (hereinafter referred to as "Grantors") do hereby quitclaim and convey unto **Thomas P. Shacklett, an undivided 70% interest, Mary Ann Shacklett, an undivided 20% interest, and John J. Shacklett, an undivided 10% interest, as tenants in common with rights of survivorship** (hereinafter referred to as "Grantees"), their heirs and assigns, all of their interest in the following described parcel of real estate located in Davidson County, Tennessee:

Being Lot No. 95 on the plan of Glencliff Estates, Section 5, as of Record in Book 2133, page 21, Register's Office aforesaid county as follows:

Beginning on the northerly margin of Browning Road at the corner of Lots 95 and 96; thence with a line between said two lots, northwardly 200.4 feet; thence south 39 degrees 10 feet east 82 feet to the westerly margin of Barrett Road; thence with the same, southwardly 142.5 feet to the beginning of a curve; thence around said curve,

with a radius of 25 feet southwesterly 39.3 feet to the northerly margin of Browning Road; thence with the same westwardly 72.3 feet to the beginning.

Being the same property conveyed to Cora Ann Smith, Robert S. Shacklett, John J. Shacklett, Peggy Warren, Thomas Shacklett, and Mary Ann Shacklett by Affidavit of Heirship, of record in Instrument No. 20180419-0036785, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Thomas P. Shacklett by Quitclaim Deed from Cora Ann Smith, in record of instrument No. 20190829-0087178, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Thomas Shacklett by Quitclaim Deed from Margaret Warren, aka Peggy Warren, in record of Instrument No. 20220726-0085427, Register's Office for Davidson County, Tennessee.

This is an improved property commonly described as 297 Browning Road, Nashville, TN 37211.

This is the same legal description found in the last deed of record.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 26 day of September, 2025.

Grantors:

Mary Ann Shacklett

Mary Ann Shacklett

STATE OF TENNESSEE}
COUNTY OF Davidson }

On this 26 day of September, in the year 2025, before me the undersigned, personally appeared Mary Ann Shacklett, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 26 day of Sept, 2025.

Rose
Notary Public

My Commission Expires: 11-8-2028

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

John J. Shacklett

John J. Shacklett

STATE OF TENNESSEE}
COUNTY OF Davidson }

On this 26 day of September, in the year 2025, before me the undersigned, personally appeared John J. Shacklett, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 26 day of Sept, 2025.

Rose Amberson
Notary Public

My Commission Expires: 11-8-2028

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Thomas P. Shacklett

Thomas P. Shacklett

STATE OF TENNESSEE}
COUNTY OF Davidson }

On this 26 day of September, in the year 2025, before me the undersigned, personally appeared Thomas P. Shacklett, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 26 day of Sept, 2025.

Rose Amberson
Notary Public

My Commission Expires: 11-8-2028

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY