Karen Johnson
Batch # 1349784
11/21/2025 11 40 56 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251121-0093222

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 THE 14 DAY OF November 2025

Notary Public

MY COMMISSION EXPIRES 3/3/2026

(AFFIX SEAL)

JAD A DUNCAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3/3/2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
THE JOHN C. SHAWDE REVOCABLE LIVING TRUST	**SAME**	**127-00-0-163.00**
(NAME) **7424 Huntwick Trail**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **John C. Shawde, a single man,** hereinafter called the Grantor, by these presents do hereby transfer and convey unto **John C. Shawde, Trustee of THE JOHN C. SHAWDE REVOCABLE LIVING TRUST,** established by **The Trust Agreement of THE JOHN C. SHAWDE REVOCABLE LIVING TRUST, Dated November 14, 2025,** as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantee, and the grantee's successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No 9 on the Plan of Section 2, Huntwick Estates of record in Plat Book 4860, Page (s) 89 and 90, 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 John R Tipton and wife, Billie T Tipton by Warranty deed from Betty Gilpin, an unmarried person of record in Book 10390, page 123, Register's Office for Davidson County, Tennessee, dated March 21,1997 and recorded on March 25,1997

Being the same property conveyed to John R Tipton and Billie T. Tipton, Co-Trustees of the John and Billie Tipton Living Trust U/A/D June 28, 2016 by Quitclaim deed from John R. Tipton and wife, Billie T Tipton of record in Instrument No 20160711-0070541 Register's Office for Davidson County, Tennessee, dated June 28, 2016 and recorded on July 11, 2016

Further being the same property conveyed to John C Shawde, a single man, from John R Tipton and Billie T Tipton, Co-Trustees of the John and Billie Tipton Living Trust U/A/D June 28, 2016, by Warranty Deed dated January 2, 2019, of record in Instrument No 20190103-0000746, Register's Office for Davidson County, Tennessee

Previous conveyances included for reference.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES

Unimproved ( )
This is improved (X) property, known as: **7424 Huntwick Trail, Nashville, TN 37221.**

Witness our hands, this the 14th day of November, 2025.

John C. Shawde

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 **John C. Shawde,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity

Witness my hand and official seal, this 14th day of November, **2025.**

My Commission Expires: 3/3/2026

Notary Public

JADA DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026