THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To: Mid-
State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1359277 DEEDQC
12/17/2025 03:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251217-0100528

File No.: 2025-1325

QUIT CLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No(s).**
Shawn Jackson 470 Rural Hill Rd Nashville, TN 37217	SAME AS NEW OWNER	150-01-0-044.00

THIS INDENTURE made this 15 day of December, 2025 between, **Shawn Jackson, unmarried with (50% Interest) and Brandi MacLaren, unmarried with (50% Interest)**, First Party, and **Shawn Jackson, unmarried**, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

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 Shawn Jackson, unmarried with (50% Interest) and Brandi MacLaren, unmarried with (50% Interest) from, Shawn Jackson, unmarried and recorded on10/07/2025 of record in Instrument No. 20251007-0079904, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **470 Rural Hill Rd Nashville, TN 37217.**

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 15 day of December, 2025.

Shawn Jackson

Brandi MacLaren

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Shawn Jackson** and **Brandi MacLaren**, 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.

WHITNESS my hand and official seal at office this 15th day of Dec, 2025

Notary Public

My Commission Expires: 8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 15th day of December, 2025

Notary Public

My Commission Expires: 11/14/2028

CAROLYN CURDO
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 12/15/2025 2025.

Signature

12/15/ 2025

State of Tennessee

County of Williamson,

Sworn to and subscribed before me this 15TH, Dec. 2025

Notary's Signature

My Commission Expires: 11/14/2028

