THIS DOCUMENT PREPARED BY: **John G. Fahner** **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Andrew & Beverly Shivas, Trustees 805 Ember Lake Drive Nashville, TN 37214	SAME AS NEW OWNER	096 16 0 134.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Andrew Paton Shivas and Beverly Nicholson Shivas**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release, and quitclaim unto **Andrew Paton Shivas and Beverly Nicholson Shivas, Trustees of The Shivas Revocable Living Trust**, dated January 22, 2026, and any amendments thereto, and to their successors in trust, with full power to sell, transfer, mortgage, and convey without signature of any beneficiary, all of the Grantors' right, title, and interest in and to real property in Davidson County, State of Tennessee, more particularly described as follows:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
>
> Being Lot No. 40 on the Plan of Section Two, Larchwood, of record in Book 5200, page 57, as revised in Book 5200, page 207, Register's Office for said County, to which plan reference is hereby made for a full and complete legal description thereof.

Karen Johnson Davidson County
Batch # 1373299 DEEDQC
01/29/2026 11:19:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260129-0006273

Being the same property conveyed to Andrew Paton Shivas and wife, Beverly Nicholson Shivas, from Arthur E. Allgood and wife, Linda L. Allgood, by Warranty Deed of record in Book 5951, Pages 301-303 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 805 Ember Lake Drive, Nashville, Tennessee 37214.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 22nd day of January, 2026.

Andrew Paton Shivas, Grantor

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 **Andrew Paton Shivas**, 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 and seal, at office, this 22nd day of January, 2026.

My Commission Expires: 3/8/28

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WITNESS my hand this 22nd day of January, 2026.

Beverly Shivas

Beverly Nicholson Shivas, Grantor

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 **Beverly Nicholson Shivas**, 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 and seal, at office, this 22nd day of January, 2026.

My Commission Expires: 3/8/28

Tiffany Beckman

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON