Karen Johnson
Batch # 1373362
01/29/2026 01:39:17 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260129-0006369

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 S McNeese SHANNON MCNEESE, AFFIANT Subscribed and sworn to before me, this 20th day of January 2026. Jessica Ann Clegg NOTARY PUBLIC My Commission Expires: 01-04-2027

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
SHANNON MCNEESE, TRUSTEE 3143 Stafford Drive Nashville, Tennessee 37214	New Owner	Map and Parcel No. 085-07-0-030.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Shannon McNeese, a single woman, ("Grantor") do hereby quitclaim, transfer and convey unto Shannon McNeese, Trustee of the Shannon McNeese Revocable Trust, dated November 3, 2025, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 3143 Stafford Drive, Nashville, Tennessee 37214, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of Section Four, Stanford Country Club Estates of record in Plat Book 2900, Pages 83 and 84, 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 Shannon McNeese, a single woman, from Jones Construction, LLC, by Warranty Deed recorded in the Register's Office of said county and state as Instrument No. 20210115-0007256.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 20th day of January 2026.

S McNeese

Shannon McNeese, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Shannon McNeese**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of January 2026.

Jessica Ann Clegg

Notary Public

My Commission Expires: 01-04-27

