***This deed is prepared at the request of the parties and no title search has been performed. Legal description taken from prior deed of record.**

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Tara H. Carter, Esq. 5016 Centennial Blvd., Ste. 200 Nashville, TN 37209 (615) 495-6000		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Benjamin Dillon Shanks** **3900 Bellshire Ct.** **Nashville, TN 37207**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **Map 041-15-0 Parcel 003.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

ARIANE JOY SHANKS

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

BENJAMIN DILLON SHANKS

HEREINAFTER called the GRANTEES, his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 412 on the Plan of Bellshire Estates. Section "B", of record in Plat Book 2331, Page 128 and 129, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ariane Joy Shanks and Benjamin Dillon Shanks by warranty deed from Funez Realty Investment, LLC, a Tennessee limited liability company, of record in Instrument No.: 20220603-0064513, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1.) The Plan of record in Plat Book 2331, Pages 128 and 129, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein, 2.) Easement for Sanitary Sewer and/or Storm Drainage, Waiter Mains and Appurtenances of record in Book 6218, Page 238, Register's Office for Davidson County, Tennessee. 3.) Taxes for the current year prorated and assumed by the Grantee.

This conveyance is being made pursuant to a Complaint for Divorce and Final Decree of Divorce filed for record in the Chancery Court for Cheatham County, Tennessee, Case No. 19857. Ariane Joy Shanks is conveying all marital interests she possesses in the property.

This is improved property known as **3900 Bellshire Court, Nashville, Tennessee 37207.**

Karen Johnson
Batch # 1389440
03/06/2026 02:20:44 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260306-0018270

WITNESS MY HAND this the 31 day of October 2025.

ARIANE JOY SHANKS

STATE OF TENNESSEE
COUNTY OF Robertson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **ARIANE JOY SHANKS,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 31st day of Oct., 2025.

NOTARY PUBLIC
My Commission Expires: 3-25-26

TARA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 31st day of October, 2025.

NOTARY PUBLIC
My Commission Expires: 3-25-26

TARA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY