Prepared by and after Recording Return to:

Name: Adam Lindquist
Firm/Company: Nations Direct Title Agency, LLC
1034 N. US Highway 1, Suite D
Ormond Beach, FL 32174
Phone: (877)236-2973
File #: AM-SHIVELY-CHRISTOPHER

Assessor's Property Tax Parcel/Account Number:
173-09-0A-593.00

****This transfer is exempt from Transfer taxes per Tenn. Code Ann. § 67-4-409(a)(3)(A)(i)****

Karen Johnson Davidson County
Batch# 1403360 DEEDQC
04/08/2026 12:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260408-0028374

--------Above This Line Reserved For Official Use Only----------

QUIT CLAIM DEED

KNOWN ALL MEN BY THESE PRESENT THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt of sufficiency of which is hereby acknowledged, **Christopher James Shively, married man, joined by his wife, Sayumi Sugita**, whose address is 2339 Alteras Drive, hereinafter referred to as "Grantor", does hereby demise, release, and forever quitclaim, grant and convey unto **Christopher James Shively and Sayumi Sugita**, husband and wife, whose address is 2339 Alteras Drive, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 567 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Commonly Known As: 2339 Alteras Drive, Nashville, TN 37211

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-ways, protective covenants and mineral reservations of record, if any.

The source of title in grantor(s) is by Warranty Deed recorded in the office of the Register of Deeds in Instrument Number 20250729-0059991, of Davidson County, Tennessee.

THE PURPOSE OF THIS DEED IS TO ADD WIFE TO TITLE.

WITNESS Grantor(s) hand(s) this 31st day of March, 2026.

Grantor: Christopher James Shively

Grantor: Sayumi Sugita

STATE OF Tennessee

COUNTY OF Davidson

On this 31st day of March, 2026, before me personally appeared Christopher James Shively and Sayumi Sugita, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and seal, this 31st day of March, 2026.

Notary Public
Printed Name: Denise DeLozier

My Commission expires: July 25, 2029

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

[NOTARIAL SEAL]

Maximum principal indebtedness for Tennessee recording tax purposes is -0-.
(On amendments or modifications, enter only the amount of increase, if any.)

STATE OF Tennessee

COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31st day of March, 2026.

Affiant: Christopher James Shively

Affiant: Sayumi Sugita

STATE OF Tennessee

COUNTY OF Davidson

On this 31st day of March, 2026, before me personally appeared Christopher James Shively and Sayumi Sugita, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 31st day of March, 2026.

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires:

July 25, 2029

Notary Public

Notary Public - Type or Print Name

Grantor(s) Name, Address, phone:	**Grantee(s) Name, Address, phone:**
Christopher James Shively and Sayumi Sugita 2339 Alteras Drive Nashville, TN 37211	Christopher James Shively and Sayumi Sugita 2339 Alteras Drive Nashville, TN 37211 (931) 580-1037
	SEND TAX STATEMENTS TO GRANTEE

202604080028374

NATIONS DIRECT
TITLE AGENCY

CERTIFICATION PAGE

Reference:

AM-SHIVELY-CHRISTOPHER
Christopher James Shively and Sayumi Sugita
2339 Alteras Drive, Nashville, TN 37211

I, Shala Mayberry, 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 this 31st day of March, 2026.

Shala Mayberry

Shala Mayberry

Date: March 31, 2026

State of Florida

County of Volusia

Sworn to and subscribed before me on this 31st day of March, 2026.

ADAM L. LINDQUIST
Notary Public-State of Florida
Commission # HH 593620
My Commission Expires
October 05, 2028

Adam L. Lindquist

MY COMMISSION EXPIRES: 10/05/2028

NOTARY'S SEAL