Karen Johnson Davidson County
Batch# 1409766 DEEDQC
04/22/2026 10:47:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260422-0033239

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/15/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2028

BG-SL-26-1015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph John Shields, IV	**Joseph John Shields, IV**	
(NAME)	(NAME)	105-01-0-119.00
1205 Tremont Ave,	**1205 Tremont Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nashville, TN 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEEKSTAYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOSEPH JOHN SHIELDS, IV** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly 50 feet of Lot No. 14, as shown on the map entitled B.F .. Shields Heirs Addition, of record in Book 57, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 14 fronts 50 feet on the Westerly side of Villa Place and runs back between parallel lines 150.8 feet, more or less, to an alley.

Being the same property conveyed to Joseph John Shields, IV, an unmarried man and Ashley Khristine Clemens, an unmarried woman, as tenants in common with right of survivorship by Warranty Deed from David L. Haverkamp and Benjamin E. Nance, joint tenants with right of survivorship of record in Instrument No. 20230523-0038885 Register's Office for Davidson County, Tennessee, dated May 19, 2023 and recorded on May 23, 2023.

Being the same property conveyed to Ashley Khristine Clemens, an unmarried woman by Quitclaim Deed from Joseph John Shields, IV, an unmarried man of record in Instrument No. 20230601-0041526 Register's Office for Davidson County, Tennessee, dated June 01, 2023 and recorded on June 01, 2023.

Being the same property conveyed to Joseph John Shields, IV, an unmarried man and Ashley Khristine Clemens, an unmarried woman, as joint tenants with right of survivorship by Quitclaim Deed from Ashley Khristine Clemens, an unmarried woman of record in Instrument No. 20240122-0003217 Register's Office for Davidson County, Tennessee, dated January 19, 2024 and recorded on January 22, 2024.

Being the same property conveyed to Seekstays, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Joseph John Shields, IV, An Unmarried Man and Ashley Khristine Clemens, An Unmarried Woman of record in Instrument No. 20240926-0074710 Register's Office for Davidson County, Tennessee, dated September 20, 2024 and recorded on September 26, 2024.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1015 Villa Place, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 27 day of March, 2026.

Seekstays, LLC

Joseph John Shields, IV
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph John Sheilds, IV, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Manager of Seekstays, LLC, the within named bargainor, a limited liability company, and that he/she as such Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of March, 2026.

Notary Public

My Commission Expires:

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 03/27/26.

Affiant Signature April 21, 2026

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 21st day of April, 2026.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 05-08-2028