THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

Karen Johnson Davidson County
Batch # 1421181 DEEDQC
05/15/2026 02:42:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20260515-0043991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 16th day of April, 2026.

Notary Public

My commission expires: 7-22-29

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee of The Capps Family Trust	**New Owner(s)**	**136030B00900CO**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Shauna M Capps, a single person** " GRANTOR", by these presents, does hereby quitclaim and convey unto **Erin Dias, Trustee of The Capps Family Trust,** herein called "GRANTEE," it successors and assigns, all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

A certain Condominium apartment in Davidson County, Tennessee, being Townhouse No. 54, Building No. 22 and the garage therewith in a Horizontal Property Regime located on the Plan of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, page 131 and in Book 4675, page 145, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Shauna M Capps, a single person, by Warranty Deed from Susan M Shirey, unmarried, dated July 22, 2015, of record in Instrument No. 20150727-0073388, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: 3880 Priest Lake Dr., Unit 54, Nashville TN 37217.

WITNESS our hands this 16 day of April, 2026.

Shauna Capps

Shauna M. Capps

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Shauna M. Capps,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of April, 2026.

Karen K. Valentine

Notary Public

My Commission Expires: 7-22-29

KAREN K. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY