This Instrument Prepared by:

TUSCA R. S. ALEXIS
Attorney at Law
301 South Perimeter Park Drive
Suite 100
Nashville, TN 37211
(615) 710-8578

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

Karen Johnson Davidson County
Batch # 1421642 DEEDQC
05/18/2026 10:07:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260518-0044174

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:
Yvette Patrice Snowden
Yvonne Denise Goliday
2134 12th Avenue North,
Nashville, Tennessee 37208,

SEND TAX BILLS TO:
Same

PARCEL ID NO:
081030022100

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, I, **Shirley Marie Shannon,** by these presents do hereby each convey a remainder in fee simple to **Yvette Patrice Snowden** and **Yvonne Denise Goliday,** all of my interest in the following described real estate situated at 2134 12th Avenue North, Davidson County, Tennessee particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being part of the southeast part of Lot No. 29, on the plan of Owens Buena Vista Tract, as of record in Book 57, Page 26, Register's Office for Davidson County, described according to a survey made by Parrish Engineers, dated December 11, 1967, as follows:

Beginning at a point in the easterly margin of 12th Avenue North at the southwest corner of L.C. Anderson Tract as shown in the John T. Lindsley, and Co.'s Re-subdivision of part of Lot No. 29 of Record in Deed Book 2083, Page 31, said Register's Office; thence with said margin of 12th Avenue North, north 21 degrees 17 feet west 46 feet to a point; thence north 21 degrees 17 feet west 46 feet to a point; thence

north 68 degrees 14 feet east 150feet to the point; thence south 21 degrees 17 feet east 46 feet to a point in the northerly margin of the terminus of an alley: thence south 68 degrees 14 feet west 150 feet to the point of beginning.

Being the part of the same conveyed to James T. Mclean and wife, Carol L. Mclean, by deed from Mandel L. Cypress and wife, of record in Book 4135, Page 244, Register's Office for Davidson County, Tennessee.

Being the part of the same conveyed to William James Shannon and wife, Shirley Shannon, by deed from James T. Mclean and wife, Carol L. Mclean, of record in Book 4200, Page 472, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shirley Marie Mc Nairy Shannon by Final Decree of record in Book 7326, Page 907 Register's Office for Davidson County, Tennessee

Witness my hand this 15th day of May, 2026.

Shirley Shannon

SHIRLEY MARIEMC NAIRY SHANNON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **Shirley Marie Mc Nairy Shannon** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May 2026.

Leonora K. Moore

NOTARY PUBLIC

My Commission Expires: 11/5/29

LEONORA K. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $0.00.

Shirley Shannon
AFFIANT

Sworn to and subscribed before me this
15th day of May, 2026.

Leonora K. Moore

NOTARY PUBLIC

My Commission Expires: 11/5/29

LEONORA K. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY