Karen Johnson Davidson County
Batch# 1423393 DEEDQC
05/21/2026 08:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260521-0045985

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel Number
Michael R. Shea and Lanita J. Shea 221 Wilsonia Avenue Nashville, TN 37205	Same	103-14-0-086.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, LANITA J. SHEA (the "Grantor"), hereby quitclaims and conveys to MICHAEL R. SHEA and LANITA J. SHEA, all of her right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Hillwood Estates, Section Four, as of record in Book 2133, page 4, said Register's Office

Said Lot No. 32 fronts 225.00 feet on the southerly side of Wilsonia Drive and runs back 300.7 feet on the easterly line and 342.5 feet on the westerly line to a line in the rear which measures 240.00 feet thereon.

Being the same property conveyed to Lanita J. Shea from J. Thomas Martin, Trustee, by Quitclaim Deed dated December 5, 1984, of record in Book 6443, Pages 418-419, and recorded on December 7, 1984, Register's Office for Davidson County, Tennessee.

The intent of the Grantor is to create a tenancy by the entireties with Michael R. Shea under T.C.A. §66-1-109.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The above description is the same as in the prior deed.

This is improved property known as 221 Wilsonia Avenue, Nashville, TN 37205.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 20 day of May, 2026.

LANITA J. SHEA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, LANITA J. SHEA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 20 day of May, 2026.

Notary Public
My Commission Expires: 01-24-2028

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 20 day of May, 2026.

Notary Public
My Commission Expires: 01-24-2028

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

49876839.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 May 20, 2026 (date of document).

Affiant Signature

05/20/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of May, 2026.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

