Karen Johnson Davidson County
Batch# 1423470 DEEDQC
05/21/2026 10:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260521-0046169

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, Co-Trustees Shea Community Property Trust 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, we, MICHAEL R. SHEA and LANITA J. SHEA (collectively the "Grantor"), hereby quitclaim and convey to MICHAEL R. SHEA and LANITA J. SHEA, as Co-Trustees of the SHEA COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our 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 Michael R. Shea and Lanita J. Shea, from Lanita J. Shea, by Quitclaim Deed dated May 20, 2026, of record in Instrument No. 20260521-0045985, and recorded on May 21, 2026, Register's Office for Davidson County, Tennessee.

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.

MICHAEL R. SHEA

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, MICHAEL R. SHEA and LANITA J. SHEA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

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

Notary Public
My Commission Expires: 01-24-2028

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.

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

Notary Public
My Commission Expires: 01-24-2028

49876840.1

Tennessee Certification of Electronic Document

I, Lucretia Albert, 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 05-20-2026 (date of document).

Lucretia Albert
Affiant Signature

05/21/2026
Date

State of Tennessee

County of Davidson

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

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

