Karen Johnson Davidson County
Batch# 1425148 DEEDQC
05/26/2026 02:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260526-0047690

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, Tennessee 37204

Quitclaim Deed

Address New Owner as follows:	Send Tax Bills to:	Map and Parcel Numbers:
Shamrock Homes and More, LLC	919 Conference Dr. Suite 4, Box 256 Goodlettsville, TN 37072	04301009200

For valuable consideration paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, the undersigned **Rebecca DeVane**, unmarried ("**Grantor**"), does hereby transfer and quitclaim unto **Shamrock Homes and More, LLC**, a Tennessee limited liability company ("**Grantee**"), its successors and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract Referred to as "TRACT 1" in Previous Deed:

LAND in Davidson County, Tennessee, being part of Lot "T" on the corrected Map of W.P. Ready's Subdivision of the E.H. Thornton Tract in the old 19th Civil District of Davidson County, Tennessee, as of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee.

SAID Lot "T" fronts 320 feet on the southerly side of Lawrence Avenue and runs back with the westerly margin of Pierce Road, 544 feet to the northerly margin of Shannon Avenue and shows 318.5 feet on Shannon Avenue.

INCLUDED BUT EXCLUDED is the property conveyed of record in Book 1730, Page 570, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Rebecca DeVane, unmarried, by Warranty Deed dated May 27, 2008, and recorded on May 29, 2008, as Instrument Number 20080529-0054428 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **1021 Pierce Rd., Madison, Tennessee 37115**.

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

The purpose of this instrument is to transfer all interests that Grantor may have in the property to Grantee.

This instrument has been prepared upon information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The legal description above is the same as the description contained in the prior deed referenced herein. The preparer makes no warranties or representations regarding the status of title to the property.

In witness whereof, this instrument has been executed this 22ND day of MAY, 2026.

Rebecca DeVane

Rebecca DeVane

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Rebecca DeVane**, with whom I am personally acquainted or whose identity was proven to me with satisfactory evidence, and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22ND day of MAY, 2026.

Jessica D. Puckett

Notary Public
My commission expires: Sept 3RD 2029

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is $-0-.

Rebecca DeVane

Affiant

Subscribed and sworn to before me this 22ND day of MAY, 2026.

Jessica D. Puckett

Notary Public
My commission expires: Sept 3RD, 2029

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

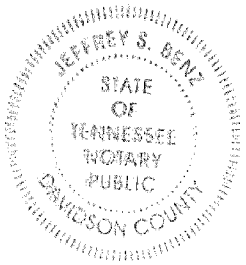
Certificate of Authenticity of Electronic Document

I, **Mike Boyd**, 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 22, 2026.

Mike Boyd
Date: May 26, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of May, 2026.



Notary Public
My commission expires: OCTOBER 4, 2027