Karen Johnson Davidson County
Batch# 1433588 DEEDQC
06/16/2026 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260616-0054258

This Instrument Prepared by:
ADAM J. BERK, ESQ.
ELDER LAW OF NASHVILLE PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

From information furnished by the parties.

The actual consideration or value whichever is greater for this transfer is NO MONETARY CONSIDERATION.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 10th day of June, 2026

KIM KRANTZ STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

Stephanie Whittin, *Affiant*

Kim Krantz, **NOTARY PUBLIC**
My Commission Expires: 9/19/2028

QUITCLAIM DEED

[Exempt from Taxation Pursuant to Tenn. Code Ann. § 67-4-409(3)(A)(ii)]

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Chance A. Shell	**Chance A. Shell**	Map 26,
523 Blue Ridge Ln	523 Blue Ridge Lane	Group 9,
Ashland City, TN 37015	Ashland City, TN 37015	Parcel 66

FOR NO MONETARY CONSIDERATION, I, **Mark Shell**, by these presents do hereby quitclaim and convey unto **Chance A. Shell**, all my right, title, and interest in and to the following described tract of land:

Being Lot No. 59 on the Map of Goodlettsville Heights, Section 2, as of record in Book 1424, pages 120 and 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 115 feet on the southerly side of Moss Trail Road and runs back 350 feet on the easterly line and 248.6 feet on the westerly line to a dead line, measuring 16.41 feet thereon.

Being the same property conveyed to Gary S. Bradshaw and wife, Patricia C. Bradshaw by Warranty Deed of record in Book 11201, page 311, of the Register's Office of Davidson County, Tennessee.

Subject to any and all restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body; any and all matters as shown on plat of record in Book 1424, pages 120 and 121. Of the Register's Office of Davidson County, Tennessee.

This improved property known as **413 Moss Trail, Goodlettsville, TN 37072**.

Witness our hands this 10th day of June, 2026.

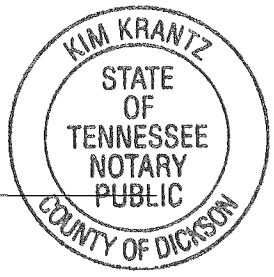
Mark Shell, *Grantor*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this 10th day of June, 2026.

Kim Krantz, **NOTARY PUBLIC**
My Commission Expires: 9/19/2028



Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 the 10th day of June, 2026.

Adam J. Berk, *Affiant*

6/10/2026
Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of June, 2026.

STEPHANIE L WHITTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

[SEAL]

Stephanie L Whittin
NOTARY PUBLIC
My Commission Expires: May 3, 2027