AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 368394

Karen Johnson Davidson County
Batch # 1448802 DEEDQC
07/17/2026 11:13:40 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260717-0064877

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 095 05 0 083.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 28 day of MAY, 2026, by and between **Ingrid Sharon Shoaf, as Trustee of the Shoaf Family Trust, dated June 4, 2025, having acquired title as the Shoaf Family Trust, dated June 4, 2025,** with a mailing address of 264 Lisa Lane, Nashville, TN 37210, hereinafter referred to as Grantor(s) and **Ingrid Sharon Shoaf, as Trustee of the Shoaf Family Trust, dated June 4, 2025,** with a mailing address of 264 Lisa Lane, Nashville, TN 37210, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 264 Lisa Lane, Nashville, TN 37210

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

SOS

Ingrid Sharon Shoaf, Trustee of Shoaf Family Trust, dated June 4, 2025, having acquired title as the Shoaf Family Trust, June 4, 2025

Ingrid Sharon Shoaf, as Trustee of the Shoaf Family Trust, dated June 4, 2025, having acquired title as the Shoaf Family Trust, dated June 4, 2025

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Ingrid Sharon Shoaf, as Trustee of the Shoaf Family Trust, dated June 4, 2025, having acquired title as the Shoaf Family Trust, dated June 4, 2025,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 28 day of May, 20 26.

Notary Public

My Commission expires: 1/22/29

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Ingrid Sharon Shoaf
Affiant

Print Name: INGRID SHARON SHOAF

STATE OF Tennessee
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 28 day of May, 2026.

Notary Public
My Commission Expires: 1/22/29

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Ingrid Sharon Shoaf, Trustee
264 Lisa Lane
Nashville, TN 37210

Name and address of property owner:

Ingrid Sharon Shoaf, Trustee
264 Lisa Lane
Nashville, TN 37210

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Creekside Heights of record in Plat Book 2663, Page(s) 114 and 115, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property as conveyed from Ingrid S. Shoaf, unmarried woman to Shoaf Family Trust, dated June 4, 2025 as set forth in Deed Instrument #20250605-0044074 dated 06/04/2025, recorded 06/05/2025, DAVIDSON County, TENNESSEE.

Tax ID Number: 095 05 0 083.00

Property commonly known as: 264 Lisa Lane, Nashville, TN 37210