Karen Johnson Davidson County
Batch# 1455915 DEEDQC
08/05/2026 01:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260805-0072137

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0.00.**

Heather A Berrian
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE

30th DAY OF July, 2026.

M Thomas McFarland
NOTARY PUBLIC

MARSHALL THOMAS MCFARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 22 2029

MY COMMISSION EXPIRES: 1/22/29

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 1720 West End Avenue, Suite 403, Nashville, TN 37203

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Keith Shackleford 1240 2nd Avenue South, Unit 11 Nashville, TN 37210	SAME AS NEW OWNER	105-03-0K-011.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **BLAKE CHAFFIN, UNMARRIED,** hereinafter referred to as Grantor, does hereby remises, releases, and quitclaims his right, title and interest, unto, **WILLIAM KEITH SHACKLEFORD, UNMARRIED,** hereinafter referred as Grantee, all of Grantor's right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. C11, on the plan of Dwell Lofts – 2nd Avenue South, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Dwell Lofts – 2nd Avenue South, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20160111-0002907, an amended in Instrument Number 20160919-00-8267, Instrument Number 20171204-0123408 and Instrument Number 20180319-0025594, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William Keith Shackleford and Blake Chaffin, both unmarried, by Warranty Deed from Jason T. Ryan and Shannon H. Ryan, husband and wife, dated March 9, 2021, recorded on March 13, 2021, of record in Instrument Number 20210316-0034701, Register's office for Davidson County, Tennessee.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION OR WARRANTY AS TO THE STATE OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION HEREIN, THAT NO TITLE INSURANCE IS BEING PROVIDED AND NONE WAS REQUESTED.

This quitclaim is subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 1240 2nd Avenue South, Unit 11, Nashville, TN 37210.

WITNESS our/my hand on the 30th day of July, 2026.

GRANTOR:

Blake Chaffin

Blake Chaffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Blake Chaffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2026.

MARSHALL THOMAS McFARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 22 2029

Notary Public
My Commission Expires: 1/22/29

Tennessee Certification of Electronic Document

I, Olga Lopez, 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 7/30/2026 (date of document).

Olga Lopez
Affiant Signature

8/4/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

