Karen Johnson Davidson County
Batch# 1470437 DEEDQC
09/09/2026 10:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260909-0083463

Prepared by: Wessley S. Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

Shannon C. Reynolds

TO:

Shannon C. Reynolds, Trustee of the Shannon C. Reynolds Revocable Trust dated September 4, 2026

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 4th day of September, 2026, by **Shannon C. Reynolds, an unmarried woman** ("Grantor"), to **Shannon C. Reynolds, Trustee of the Shannon C. Reynolds Revocable Trust dated September 4, 2026, and any amendments thereto** ("Grantee"),

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 9, on the Plan of Two Rivers Subdivision, as of record in Plat Book 3600, Page 65, amended in Book 3795, Page 799, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> SAID Lot No. 9 fronts 100 feet on the Northeasterly side to Stones River Court and extends back between parallel lines, 205 feet more or less, to the Cumberland River.
>
> BEING the same property conveyed to Todd C. Reynolds and Shannon C. Reynolds, husband and wife, by Quitclaim Deed from Todd C. Reynolds, dated June 15, 2022, and recorded on June 22, 2022, in Instrument No. 20220622-0070839, in the Register's Office for Davidson County, Tennessee. Todd C. Reynolds passed away on April 12, 2026, leaving Shannon C. Reynolds as the surviving tenant by the entirety and sole owner of the subject property.

This legal description was taken from the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable

zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

In this instrument, words importing the singular include the plural and vice versa, and words importing any gender include all genders.

This is improved property known as: **2520 Stones River Court, Nashville, TN 37214**.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

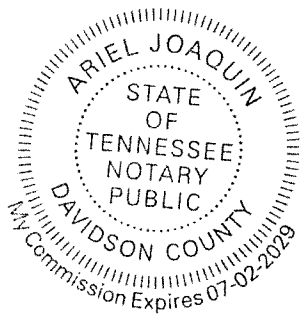
Shannon C Reynolds

Shannon C. Reynolds
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shannon C. Reynolds**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 4th day of September, 2026.



Ariel Joaquin
Notary Public

My Commission Expires: 7.2.29 AJ

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED § 67-4-409(a)(1)(C)(vi).

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
Shannon C. Reynolds, Trustee 2520 Stones River Court Nashville, TN 37214	Same/Owner	2520 Stones River Court Nashville, TN 37214 073-16-0-076.00

Certificate of Authenticity

I, Thomas W. Steelman, 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 9-4-2026.

Affiant Signature

9-4-2026
Date

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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

Notary's Signature
My Commission Expires: 7.2.29

ARIEL JOAQUIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029