Karen Johnson Davidson County
Batch# 1479061 DEEDQC
10/01/2026 10:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261001-0090486

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLWG)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Amy Jo Shonting, Trustee Amy Jo Shonting Trust 4021 Chasepoint Place Joelton, TN 37080	same	050 00 0 063.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Amy J. Shonting (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Amy Jo Shonting, Trustee, and her successors in trust, of the Amy Jo Shonting Trust dated September 30, 2026 (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Being the west 400 feet of Lot no. 6 on the Map of A.C. Webb's Subdivision of the north 17.50 acres of the Demovile tract, of record in Book 974, page 27, Register's Office for Davidson County.

Said part of said Lot No. 6 fronts 100 feet on the easterly side of the Dickerson Pike and runs back between lines, as measured from center line of said Pike prior to the widening of the same, 400 feet to a dead line, on which it measures 100 feet, more or less.

Being the same property conveyed to Amy J. Shonting by Warranty Deed dated December 8, 2005, from Jackie Rowlett, of record at Instrument No. 20051212-0149218 in the Register's Office of Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 3541 Dickerson Pike, Nashville, Tennessee 37207.

This Property is being transferred expressly subject to all easements, limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 30th day of September, 2026.

Amy J. Shonting, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Amy J. Shonting, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of September, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Amy J. Shonting, Affiant

Subscribed and sworn to before me this 30th day of September, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carrie Wintle Granger, 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 Sept 30, 2026 (date of document).

Carrie Wintle Granger

September 30, 2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of September, 2026.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON