Davidson County DEEDQC
Recvd: 08/31/07 14:31 2 pgs
Fees:12.00 Taxes:0.00
20070831-0105189

This Instrument Prepared by:
DAVID W. GARRETT
43 Music Square West
P. O. Box 121857
Nashville, TN 37212

The actual consideration or value whichever is greater for this transfer is $ -0-.

AFFIANT Jeffrey D. Shear

STATE OF Tennessee

COUNTY OF Sumner

Sworn to and subscribed before me this 21st day of June, 2007.

AMANDA N. WYNNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 3 2010

NOTARY PUBLIC

My Commission Expires: July 3, 2010

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Jeffrey D. Shear 7401 Campton Road Nashville, TN 37211	SAME	Map 181 Group 1B Parcel 14

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, I, **Dionne S. Shear,** by these presents do hereby quitclaim and convey unto **Jeffrey D. Shear,** to his heirs, successors and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee as follows:

BEING Lot No. 23 on the Plan of Sugar Valley, Section One Addition "Cluster Lot Subdivision", a Planned Unit Development, of record in Instrument No. 20030708-009537, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Jeffrey D. Shear and Dionne S. Shear, Husband and Wife, by Deed of Record on 2/4/04, in Instrument # 20040204-0013667, in the Register's Office of Davidson County, Tennessee. The said Jeffrey D. Shear and Dionne S. Shear, having since been divorced by Final Decree of Divorce on the 20th day of June, 2007, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 06D-2810, and said property is hereby divested from Dionne S. Shear and vested in Jeffrey D. Shear, in fee simple absolute and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

THE said Jeffrey D. Shear and Jeffrey David Shear is one and the same person.

THE said Dionne S. Shear and Dionne Studie Shear is one and the same person.

THIS is improved property known as 7401 Campton Road, Nashville, TN 37211

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness my hand this 21st day of June, 2007.

Dionne Studie Shear

DIONNE S. SHEAR

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dionne S. Shear,** the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 21st day of June, 2007.

Amanda N. Wynne

NOTARY PUBLIC

My Commission Expires: July 3, 2010

AMANDA N. WYNNE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires July 3 2010