(3)

After Recording return to:
Bridgehouse Title 342 Cool Springs Blvd., Ste 202, Franklin, TN 37067

This Instrument Prepared By: Foundation Title & Escrow LLC 1725 N Mt Juliet Rd Mt Juliet Tn 37122

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Donna L. Shutt	680 Kingsway Dr Old Hickory Tn 37138	05315003600

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **James Jacob Shutt** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Donna L. Shutt**, unmarried GRANTEE, all right, title and interest in the said property listed below:

Land in Davidson County, Tennessee, Being Lot No. 31, on the plan of King Court, Section Four, of record in Plat Book 9700, page 111 and amended in Book 10159, page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James W. Shutt and wife, Donna L. Shutt by Warranty Deed from Larry Powell Builders, Inc., dated October 25, 1996 and recorded in Book 10240, page 608, Register's Office for Davidson County, Tennessee. James Winfred Shutt and Donna Louise Shutt entered into a Marital Dissolution Agreement on August 30, 2003 in the circuit court of Davidson County, Tennessee. Pursuant to said Marital Dissolution Agreement the parties shall continue to own the above referenced property as tenants in common. James W. Shutt having since died on July 12, 2009 leaving James Jacob Shutt and Charlene Shutt as his only heirs at law as noted in an Affidavit of Heirship filed for record as instrument no. 20110127000 7457 Register's Office for Davidson County Tennessee.

This is improved property located at **680 Kingsway Dr Old Hickory Tn 37138.**

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

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this 20 day of January, 2011.

James Jacob Shutt

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, the within named James Jacob Shutt, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of January, 2011.

NOTARY PUBLIC

My Commission Expires: _____

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIP
November 7, 2011

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 20 day of January, 2010.

NOTARY PUBLIC

My Commission Expires: _____

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIP
November 7, 2011

BILL GARRETT, Davidson County
Trans: T20110005349 DEEDQC
Recvd: 01/27/11 09:01 1 pgs
Fees: 12.00 Taxes: 0.00
20110127-0007459