This Instrument Prepared by:

Tommy Edmondson – Attorney at Law
800 Broadway 3rd floor
Nashville, Tennessee 37203

Prepared from information Furnished by the parties

BILL GARRETT, Davidson County
Trans:T20110082807 DEEDQC
Recvd: 12/30/11 12:55 2 pgs
Fees:12.00 Taxes:0.00

20111230-0102241

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this 30 day of December, 2011.

NOTARY PUBLIC

My Commission Expires: 3/3/2014

JESSICA J. CORNWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2014

Address New Owners:	Send Tax Bills to:	Map-Parcel Number:
Patrick Wayne Shockney 404 Hollydale Drive Nashville, TN 37217	SAME	MAP 131-05-B PARCEL 204CO 07DA92131

QUITCLAIM DEED

For the purposes of dividing in kind a testamentary devise and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, Donald Wayne Shockney, Jr. does hereby convey, remise, release and forever quitclaims unto Patrick Wayne Shockney, his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described more particularly as follows, to-wit:

BEING Unit No. 204 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenants to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald W. Shockney, a married person, by deed from J. Phillip Moyers and wife, Lisa A. Moyers, of record in Book 9745, Page 112, and Re-Recorded in Book 9823, Page 646 to add power of attorney acknowledgment, Register's Office for Davidson County, Tennessee; Donald W. Shockney is now deceased and devisee Shirley M. Shockney having disclaimed said property per the Last Will and Testament of Donald W. Shockney, deceased, of record in Instrument 5771 \ 1793441, Probate Court Clerk's Office for Davidson County, Tennessee (Docket No. 05P-217).

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws of record in Book 6841, Page 349, and Book 6847, page 122, Register's Office for said County.

The said Shirley M. Shockney having disclaimed her interest in said property and having exercised her discretion as Executrix of the Estate of Donald Wayne Shockney, Sr. to not create that certain Credit Equivalent Trust under said will, the property vested in Donald Wayne Shockney, Jr. and Patrick Wayne Shockney, devisees and remainder beneficiaries of same.

This conveyance is subject to the limitations and conditions imposed by the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated (formerly T.C.A. § 64-2701); and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Four Seasons, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and property taxes for the current year which remain unpaid.

BEING unimproved ☐
improved ☒ property known as: 204 Summit Ridge Drive, Nashville, TN 37215

Information provided by the parties. No title search has been performed and no insurance is afforded. This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 30 day of DEC, 2011.

Donald Wayne Shockney
DONALD WAYNE SHOCKNEY, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, Donald Wayne Shockney, Jr., the within named bargainor, 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 official seal at Nashville, Tennessee, this 30 day of December, 2011.

Jessica J. Cornwell
Notary Public

My Commission Expires: 3/3/2014

JESSICA J. CORNWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014