File No.

# QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 09/18/13 16:17 2 pgs
Fees:12.00 Taxes:0.00
**20130918-0098539**

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-8-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jimmy Ray Shearls | Same | 018 12 0 013.00 |
| (NAME) | (NAME) | |
| 203 Fannin Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jimmy Ray Shearls, a married man

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jimmy Ray Shearls, and wife, Sheila Shearls,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Mansker Heights, as of record in Book 2900, page 10, Register's Office for said County.

Said lot fronts 110 feet on the westerly sid e of Fannin Drive and runs back 286.7 feet on the south line and 348.2 feet on the northerly line, which is a broken line to a dead line in the rear on which it measures 183.8 feet.

Being the same property conveyed to Jimmy Ray Shearls by Will of record in Instrument No. 20060503-0051243, in the Register's Office in and for Davidson County, Tennessee, and filed for record in Probate Court Clerk's Office for Davidson County Tennessee styled Docket No. 06P65, closed file, which being the same property conveyed to Elizabeth Ellis Shearls by deed from Carol Eugenia Shearls, dated July 17, 1997, of record in Book 10533, page487, Carol Eugenia Shearls having been conveyed said property in Deed Book 4359, page 843 as vested to Jimmy Ray Shearls and wife Carol Eugenia Shearls by Warranty Deed from Joseph W. Janeway and wife Jean E. Janeway, dated August 22, 1969, said Register's Office for said County.

Sheila Shearls JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, HOMESTEAD, AND/OR INTEREST PURSUENT TO T.C.A. CODE 26-2-301, A,B AND D, IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is further subject to (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) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 203 Fannin Drive Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness Our hands this 13 th day of Sept, 2013

Jimmy Ray Shearls
Jimmy Ray Shearls

Sheila O. Shearls
Sheila Shearls

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jimmy Ray Shearls, and Sheila Shearls the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand at office this 13 day of Sept, 2013

Commission expires: 3-3-15

Notary Public

CERTIFIED FOR REMOTE FILING:
I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 9-13-13

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: _____
**RETURN TO:**
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027