NEW OWNER:
THOMAS P. SHACKLETT
240 GLENROSE AVENUE
NASHVILLE, TN 37210

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: mhr

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES; NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

BILL GARRETT, Davidson County
Trans:T20150072000 DEEDQC
Recvd: 08/25/15 12:42 2 pgs
Fees:12.00 Taxes:0.00
20150825-0085873

**Map & Parcel No.: 119-01-009**

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JOHN S. SHACKLETT & SONS, INC., a Tennessee corporation**, has this day bargained and sold and by these presents does hereby quitclaim and convey unto **THOMAS PATRICK SHACKLETT**, his heirs, successors and assigns, forever, all of its right, title, and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee, and being bound and described as follows, to-wit:

> Land in Davidson County, Tennessee, being the westerly parts of Lot Nos. 1 and 2 on the Plan of Sadler Place, of record in Book 332, Page 31, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning on the northerly margin of Glenrose Avenue 101.7 feet westwardly from the northwest corner of said Glenrose and Dayton Avenues; thence northwardly 144 feet to the southerly line of Lot No. 3 of said Plan; thence with same, westwardly 61 feet to the easterly margin of an alley; thence with same, southwardly 165.2 feet to the northerly margin of said Glenrose Avenue; thence with same, eastwardly 84.1 feet, more or less, to the beginning.
>
> INCLUDED IN THE ABOVE PROPERTY BUT EXCLUDED THEREFROM is that parcel conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 8689, Page 910, in said Register's Office, described as follows:
>
> Beginning at a point on the existing right-of-way line of Glenrose Avenue, said point being on the line between Don and Dale Sain (as described in Map 119-1, Parcel 9 of the Property Map and Records System of Davidson County, Tennessee) and Nancy Tanksley (as described on Map 119-1, Parcel 10 of the Property Map and Records System of Davidson County, Tennessee); thence South 89 deg. 56 min. 49 sec. West a distance of 84.10 feet along the existing right-of-way line of Glenrose Avenue to the intersection of the existing northerly right-of-way of Glenrose Avenue and the existing easterly right-of-way of an alley; thence North 14 deg. 55 min. 54 sec. East a distance of 13.70 feet along the existing right-of-way line of the alley to a point on the proposed right-of-way line; thence South 89 deg. 45 min. 31 sec. East a distance of 82.12 feet along the proposed right-of-way line to a point on the line between Don and Dale Sain (Parcel 119-1-9) and Nancy Tanksley (Parcel 119-1-10); thence South 06 deg. 53 min. 49 sec. West a distance of 12.90 feet along the line between Don and Dale Sain (Parcel 119-1-9) and Nancy Tanksley (Parcel 119-1-10) to the point of beginning, said tract containing 0.025 acres, more or less.
>
> Being the same property conveyed to John S. Shacklett & Sons, Inc. by Warranty Deed from Don Sain and wife, Patricia Y. Sain and Dale Sain and wife, Nancy F.

Sain, dated March 1, 1993, and of record in Book 8878, Page 106, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning, encumbrances and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 20 day of August, 2015.

**JOHN S. SHACKLETT & SONS, INC.**

Thomas P. Shacklett

**BY: THOMAS P. SHACKLETT**
**ITS: PRESIDENT**

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **THOMAS P. SHACKLETT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the PRESIDENT of **JOHN S. SHACKLETT & SONS, INC.**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing his name as such authorized officer.

WITNESS my hand and official seal at office this 20 day of August, 2015.

NOTARY PUBLIC

My commission expires: 9-11-17

JAMES KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**********

I hereby swear or affirm that the actual consideration given for this transfer is $ - 0 - .

Thomas P. Shacklett
AFFIANT

Sworn to and subscribed to before me this the 20 day of August, 2015.

NOTARY PUBLIC

My commission expires: 9-11-17

JAMES KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY