BILL GARRETT, Davidson County
Trans:T20160017033 DEEDQC
Recvd: 03/02/16 09:13 4 pgs
Fees:22.00 Taxes:0.00
20160302-0019726

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

New Owner and send Tax Bills to:
Thomas P. Shacklett
508 Johnstown Dr
Smyrna TN. 37167

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTIES OF TITLE, EITHER EXPRESSED OR IMPLIED.

QUITCLAIM DEED

Map/Parcel: 11901000800; 11901000700; 11901000600 & 11901000500

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **John J. Shacklett,** does hereby transfer, convey and quitclaim a twenty percent (20%) interest unto **Thomas P. Shacklett,** to the following real property located in Davidson County, Tennessee, to-wit:

PARCEL ONE: Being a certain parcel of land in 6th Civil District of Davidson County, Tennessee, being a part of Lot No. 20 on the Plan of Sadler Park, recorded in Book 232, page 31, Register's Office for Davidson County, Tennessee, more particularly described as follows:

said part of said Lot No. 20 fronts 50 feet on the northerly side of Glenrose Avenue, or Mill Creek Road, and runs back 69 feet on the easterly line with the westerly margin of an alley and 73 feet, more or less, on the westerly line, to the southernly line of Lot No. 19, measuring 50 feet thereon.

BEING the same property conveyed to Thomas P. Shacklett, John J. Shacklett, Robert S. Shacklett, Mary Ann Shacklett and Peggy Warren of record in Instrument No. 20100806-0062203, said Register's Office. The said Robert S. Shacklett having conveyed his twenty percent (20%) interest to John J. Shacklett by Special Warranty Deed filed in Instrument No. 20160114-0004014, and the said Peggy Warren having conveyed her twenty percent (20%) interest to John J. Shacklett by Special Warranty Deed filed in Instrument No. 20150114-0004015, said Register's Office.

This is improved property known as: 294 Glenrose Avenue, Nashville, TN 37211

PARCEL TWO: Being a part of Lot No. 20 on the Plan of Sadler Place, recorded in Book 232, page 31, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said part of Lot begins at an iron pin in the northerly margin of Glenrose Avenue, 120.2 feet east of the easterly margin of Oakland Avenue, thence in a northerly direction with the easterly boundary of the property conveyed to Lillie L. Pratt to the Tennessee Property Company by deed dated February 8, 1952, 80 feet, more or less, to the southerly boundary of Lot No. 19 on said Plan of Sadler Place; thence in a westerly direction along the southerly boundary of said Lot 19, 43 feet, more or less, to an iron pin, which is 71.4 feet eastwardly from the easterly margin of Oakland Avenue; thence in a southerly direction on a straight line, 83 feet, more or less, to an iron pin in the said northerly margin of Glenrose Avenue; thence in a easterly direction with the said northerly margin of Glenrose Avenue, 47.06 feet to the point of beginning, containing 3,872 sq. feet, more or less.

BEING the same property conveyed to Thomas P. Shacklett, John J. Shacklett, Robert S. Shacklett, Mary Ann Shacklett and Peggy Warren, of record in Instrument No. 20100806-0062204, said Register's Office. The said Robert S. Shacklett having conveyed his twenty percent (20%) interest to John J. Shacklett by Special Warranty Deed filed in Instrument No. 20160114-0004014 and the said Peggy Warren having conveyed her twenty percent (20%) interest to John J. Shacklett by Special Warranty Deed filed in Instrument No. 20160114-0004015, said Register's Office.

This is improved property known as: 296 Glenrose Avenue, Nashville, TN 37211

PARCEL THREE: Being a part of Lot No. 20 on the Plan of Sadler Place, recorded in Book 232, page 31, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning on the northerly margin of Glenrose Avenue, formerly Mill Creek Road, at the southwest corner of the property conveyed to C. T. Chumley, Sr. And wife, Levie W. Chumley by deed from Nashville Chattanooga and St. Louis Railway, of record in Book 2040, page 281, said Register's Office; thence with Chumley's westerly line northwardly 83 feet, more or less, to an iron pin in the southerly line of Lot No. 19 on said plan; thence with the southerly line of said lot westwardly 71.4 feet to an iron pin in the easterly margin of Oakland Avenue; thence with said Avenue, southwardly 110.7 feet to the northerly margin of Glenrose Avneue; thence with said Avenue, eastwardly 73.14 feet to the point of beginning.

BEING the same property conveyed to Thomas P. Shacklett, John J. Shacklett, Robert S. Shacklett, Mary Ann Shacklett and Peggy Warren, of record in Instrument No. 20100806-0062205, Register's Office for said County. The said Robert S. Shacklett having conveyed his twenty percent (20%) interest to John J. Shacklett by Special Warranty Deed filed in Instrument No. 20160114-0004014 and Peggy Warren having conveyed her twenty percent (20%) interest to John J. Shacklett by Special Warranty Deed filed in Instrument No. 20160114-0004015, said Register's Office.

This is improved property known as: 298 Glenrose Avenue, Nashville, TN 37211

PARCEL FOUR: Being a certain parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 19 on the Plan of Sadler Place, as of record in Book 232, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 50 feet on the easterly side of Oakland Avenue and extends back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Thomas P. Shacklett, John J. Shacklett, Robert S. Shacklett, Mary Ann Shacklett and Peggy Warren of record in Instrument No. 20100806-006220, Register's Office for said County. The said Robert S. Shacklett having conveyed his twenty percent (20%) interest to John J. Shacklett by Special Warranty Deed filed in Instrument No. 20160114-4014 and Peggy Warren having conveyed her twenty percent (20%) interest to John J. Shacklett by Special Warranty Deed filed at Instrument No. 20160114-0004015, said Register's Office.

This is improved property known as: 2151 Oakland Avenue, Nashville, TN 37211

Witness my/our signature(s) on the date below written.

John J. Shacklett — Feb 26, 2016

John J. Shacklett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John J. Shacklett, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of February, 2016.

Notary Public

My Commission Expires:
7-8-2019

MARIA VALAREZO STEPHENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

John J Shacklett
Affiant -

Sworn to and subscribed before me this 26th day of February, 2016.

Notary Public

My Commission Expires:
7-08-2019

MARIA VALAREZO STEPHENSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY