BILL GARRETT, Davidson County
Trans:T20160063301 DEEDQC
Recvd: 07/22/16 13:40 3 pgs
Fees:17.00 Taxes:0.00
20160722-0075768

Map-Parcel Numbers
161-14-15.00

QUITCLAIM DEED

FROM: JAMIE D. STALLINGS

TO: SHAUN O. STALLINGS

THIS INSTRUMENT PREPARED BY:

CHEATHAM & PALERMO
43 Music Square West
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS:

Shaun O. Stallings
15439 Old Hickory Boulevard
Nashville, TN 37211

SEND TAX BILLS TO:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by Third Circuit Court for Davidson County, Tennessee.

SHAUN O. STALLINGS

Sworn to and subscribed before me this 22nd day of July, 2016.

NOTARY PUBLIC

My Comm. Expires:

JAMEY RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

FOR AND IN CONSIDERATION of the sum of -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered in the Third Circuit Court for Davidson County, Tennessee, Docket Number 14D-2261, JAMIE D. STALLINGS has bargained and sold and by these presents does transfer and quitclaim to SHAUN O. STALLINGS, his heirs, successors and assigns, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the division of the lands of Major J. B. Fitzhugh, deceased, of record in minute book "J", page 353, County Court for said county, and a small tract lying adjacent to and southerly from said part of Lot No. 6, described according to a survey made by Steve Draper, August 13, 1962, as follows: Beginning at a point in the southerly margin of Old Hickory Boulevard said point lying westerly 1483.45 feet along the southerly margin of said boulevard from the northwest corner of the property conveyed to Elmo Phillips and wife, by deed from Davdison County, Tennessee, as of record in book 3283, page 463, Register's Office for said county; thence with the southerly margin of the said boulevard, south 81 degrees east 171 feet; thence south nine degrees west 214.9 feet; thence north 74 degrees 22 feet west 172.4 feet; thence north nine degrees east 195 feet to the point of beginning, containing 0.80 acres, more or less.

Included in the above description, but excluded from this conveyance is the following property conveyed to the State of Tennessee of record in book 7859, page 351, more particularly described as follows: beginning at the point of intersection of the existing south margin of State Route 254 and the west boundary of the Robert J. Forshee and wife property; thence with said west boundary south 12 degrees 25 minutes 00 second west 15.52 feet to a point; thence with the proposed south margin of said road (1) north 77 degrees 23 minutes 24 seconds west 49.12 feet (2) north 77 degrees 16 minutes 59 seconds west 124.44 feet to a point; thence with the east boundary of the Barbara Thompson property north 12 degrees 25 minutes 00 seconds east 14.70 feet to a point; thence with said existing margin easterly 174 feet more or less to the point of beginning and containing 2628 square feet.

Being the same property conveyed to Shaun O. Stallings and wife, Jamie D. Stallings, by deed from Margaret E. Kirby, of record at Instrument No. 20080227-0019096 Register's Office for Davidson County, Tennessee.

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

This is improved property known as 15439 Old Hickory Boulevard, Nashville, Tennessee 37211.

WITNESS my hand this 25 day of MARCH, 2016.

JAMIE D. STALLINGS

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSO~~N) Williamson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, the within named JAMIE D. STALLINGS, bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand this 25th day of March, 2016.

NATALIE ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-06-2016

NOTARY PUBLIC

My Comm. Expires: 12-6-2016

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.