BILL GARRETT, Davidson County
Trans:T20160085640 DEEDQC
Recvd: 09/29/16 11:05 4 pgs
Fees:22.00 Taxes:0.00
20160929-0102709

Quitclaim Deed

RECORDING REQUESTED BY Holman Shelton
AND WHEN RECORDED MAIL TO:
Leonard and Sonya Shelton , Grantee(s) (TaxBills)
3756 Pin Hook Rd
Antioch, Tennessee 37013
Consideration: $ 0
Property Transfer Tax: $ no consideration
Assessor's Parcel No.: 16400018400
PREPARED BY: Sonya Shelton certifies herein that he or she has prepared this Deed.

Sonya Shelton
Signature of Preparer

9-26-16
Date of Preparation

Sonya Shelton
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on September 23, 2016 in the County of Davidson , State of Tennessee
by Grantor(s), Holman Shelton ,
whose post office address is 3756 Pin Hook Rd, Antioch, Tennessee 37013 ,
to Grantee(s), Leonard and Sonya Shelton ,
whose post office address is 3730 Pin Hook Rd ,

WITNESSETH, that the said Grantor(s), Holman Shelton ,
for good consideration and for the sum of Zero
($ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title interest

and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson , State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Holman Shelton
Signature of Grantor

Holman Shelton
Print Name of Grantor

Edwina Freeman
Signature of First Witness to Grantor(s)

Edwina Freeman
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Leonard Shelton
Signature of Grantee

Leonard Shelton
Print Name of Grantee

Edwina Freeman
Signature of First Witness to Grantee(s)

Edwina Freeman
Print Name of First Witness to Grantee(s)

Sonya Shelton
Signature of Second Grantee (if applicable)

Sonya Shelton
Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

P. Carlette Cross
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On 9-26-2016, before me, Judith Mooney Hill a notary public in and for said state, personally appeared, Holman Shelton

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Judith Mooney Hill
Signature of Notary

Affiant Known X Produced ID _____

Type of ID _____

JUDITH MOONEY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
(Seal)
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ 0

_____, **Affiant**

Subscribed and sworn before me this the

29th **Day of** Sept, 2016

L. Chandler, **Deputy Register**

41
jpdt

WARRANTY DEED

This instrument prepared by:
Dodson, Parker, Dinkins & Behm, P.C.
306 Gay Street, Suite 400
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 07/16/02 15:56 2pgs
Fees:13.00 Taxes:382.60
[redacted]
20020716-0085771

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Holman Shelton	Same	164-00-0
3756 Pin Hook Road		par. 184
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ninety Eight Thousand and no/100 ($98,000.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, I, **Mariel K. Redmond** have this day bargained and sold, and do hereby transfer and convey unto the said **Holman Shelton** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a part of three (3) tracts of land in the Second Civil District of Davidson County, Tennessee, shown on the plat and survey made by Cummings Surveying Company, March 25, 1969, as follows:

Tract No. II: Described as follows:
BEGINNING at an iron pin in the north margin of Pin Hook Road at a corner of the property conveyed to Joseph Foster and wife, by deed from Daniel E. Taylor and wife, as of record in Book 2535 page 195; thence with the margin of the road, North 80 degrees 20' West 358.4 feet to an iron pin in the Center of a 50 foot ingress and egress easement; thence with the center line of said easement, North 4 degrees 40' East 607.5 feet to an iron pin in the line between Tracts Nos.1, 2 and 3; thence with the line between Tracts Nos. 2 and 3, South 80 degrees 48' East 356.9 feet to an iron pin, Foster's northwest corner; thence along his west line, South 4 degrees 30' West 610.5 feet to the beginning containing 5 acres, more or less.

Included in the forgoing description but excluded from this conveyance is a certain tract or parcel of land described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2 on the Map of Andrew King Subdivision, of record in Plat Book 4715, page 7, said Register's Office.

Said Lot No. 2 fronts 179.20 feet on the north side of Pin Hook Road and extends back between lines 610.47 feet on the east line and 609.04 feet on the west line in the rear on which it measures 179.07 feet thereon.

Said Lot No. 2 being the same property conveyed to Zack E. Avent and wife, Margaret M. Avent, by deed from Andrew King and wife, Millie King, of record in Book 4900, page 583, Register's Office for Davidson County, Tennessee.

PROPERTY - 3756 PIN HOOK RD

Being the same property conveyed by Adminstratrix's Quitclaim Deed from the estate of Millie King, Marion B. King, Administratrix, C.T.A. to Marion B. King dated May 12, 1992 and filed for record in book 8630, page 502, Register's Office for Davidson County, Tennessee, and further conveyed by Quitclaim Deed from Robert Greene, Trustee, to Marion B. King and Mariel Redmond, joint tenants with the rights of survivorship dated February 21, 2002 and filed for record as Instrument No. 20020716 0085770 in the Register's Office for Davidson County, Tennessee. The said Marion B. King having died on APRIL 12, 2002, property is now vested to Mariel Redmond.