1030 Chancery Lane

This Instrument Prepared By and
Return to:
Tommy C. Estes
MANIER & HEROD,
A Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
615-742-9315

BILL GARRETT, Davidson County
Trans:T20170031601 DEEDQC
Recvd: 04/17/17 09:49 3 pgs
Fees:17.00 Taxes:0.00
20170417-0036644

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.:
Albert W. Shean, III		Map – 130
Mary Ellen Shean	(SAME)	Group – 14
1030 Chancery Lane		Parcel – 52
Nashville, TN 37215		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Albert W. Shean, III and wife, Mary Ellen Shean, (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto Albert W. Shean, III, Mary Ellen Shean and Ellen Stone Shean, CO-TRUSTEES of the SHEAN FAMILY 2017 JOINT REVOCABLE TRUST dated April 12, 2017, its successors and assigns, all of his/her right, title and interest in and to the following described property located in the Davidson County, Tennessee:

Being Lot No. 6 on the Plan of Chancery South, of record in Plan Book 5200, Page 452, in the Register's Office for said County.

Said Lot No. 6 fronts 217.931 feet on the easterly margin of Chancery South and extends back 349.29 feet on the northerly line and 368.33 feet on the southerly line, to a line on the rear on which it measures 217.00 feet.

Being the same property conveyed to Albert W. Shean, III and wife, Mary Ellen Shean from Mary Ellen Shean, by quitclaim deed, dated April 12, 2017, filed of record as Instrument No. 20170413-0036064, in the Register's Office for Davidson County, Tennessee.

This is improved property, commonly known as 1030 Chancery Lane, Nashville, in Davidson County, Tennessee 37215.

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying the interest in said property to Grantor and Grantee. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 17th day of April, 2017.

Albert W. Shean III
ALBERT W. SHEAN, III, Grantor

Mary Ellen Shean
MARY ELLEN SHEAN, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, ALBERT W. SHEAN, III, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 17th day of April, 2017.

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAY 5, 2020

Tommy C. Estes
Notary Public
My Commission Expires: 05-05-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, MARY ELLEN SHEAN, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 12th day of April, 2017.

TOMMY C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAY 5, 2020

Notary Public
My Commission Expires: 05-05-2020

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(3)(F).