BILL GARRETT, Davidson County
Trans:T20170046131 DEEDQC
Recvd: 05/31/17 14:06 4 pgs
Fees:22.00 Taxes:0.00
20170531-0054071

This Instrument Prepared By

Burr & Forman, LLP (JFR)
511 Union Street, Ste. 2300
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
Matthew Shultz c/o Wiles+Taylor & Co., P.C 900 Division Street Nashville, TN. 37203	SAME
Map & Parcel No.: 072030111.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, MATTHEW SHULTZ and JULIETTE SHULTZ, having heretofore acquired the subject Property (defined below) as Husband and Wife and being desirous of dissolving said tenancy by the entirety therein in all respects, **JULIETTE SHULTZ** (herein, the "Grantor") does hereby quitclaim and convey solely unto the said **MATTHEW SHULTZ**, a resident of the state of Tennessee, as sole grantee (the "Grantee"), his successors, assigns, and heirs, all of Grantor's individual and collective rights, title, estate and interests, statutory or otherwise, in and to that certain tract or parcel of land described in **Exhibit A**, attached hereto and made a part hereof (the "Property").

This is improved property generally known as 1130 McChesney Avenue, Nashville, Tennessee 37216.

The Property and right, title and interests therein conveyed are conveyed by Grantor to Grantee subject to such limitations, restrictions, easements, encumbrances, planning documents and other matters as may affect the Property, together with current year's taxes and subsequent years, a lien not yet due and payable.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19 day of May, 2017.

By: _____
JULIETTE SHULTZ

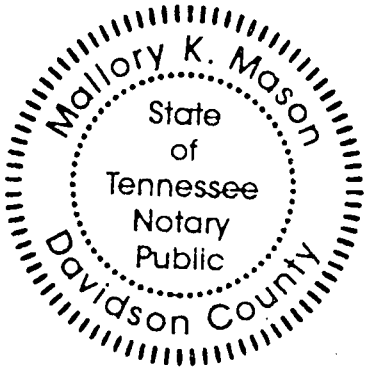
STATE OF TENNESSEE)
)
COUNTY OF Davidson)

On this 19 day of May, 2017, personally appeared before me, a Notary Public in and for said County and State, **JULIETTE SHULTZ**, to me known to be the person (or who proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

WITNESS my hand, at office, this 19 day of May, 2017.

Mallory K Mason
NOTARY PUBLIC

My Commission Expires:
March 8, 2021



{Remainder of Page Intentionally Left Blank; Consideration Certificate Follows}

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 10. However, this transfer is exempt from Recordation Tax taxation under T.C.A. Section 67-4-409(a)(3)(A).

AFFIANT

Subscribed and sworn to before me this 19 day of May, 2017.

ANGELA EVERETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-09-2018

NOTARY PUBLIC

My Commission Expires:
11/9/18

Note: This Quitclaim Deed has been prepared based solely on the Warranty Deed information as referenced in **Exhibit A** hereto as provided by the parties and without benefit of other title information review and/or any survey(s). No representations or warranties are made by Preparer.

Exhibit A

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of 1130 McChesney Avenue of record in Instrument 20131115-0118301, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed unto Grantors by Warranty Deed from Jason Quiram, married, and Eric Quiram, married, dated December 31, 2014 and recorded on January 8, 2015 at Instrument No. 20150108-0002268 in the aforesaid Register's Office.