QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170047973 DEEDQC
Recvd: 06/06/17 11:19 3 pgs
Fees:17.00 Taxes:0.00

20170606-0056442

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA ELLWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stuart Sheldon **Zelda Sheldon**	**Same**	
(NAME) **2312 Demarius Drive**	(NAME)	**073-050/15500**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **STUART SHELDON, ZELDA SHELDON, AND ARTEC SOUND VISION PRODUCTIONS SUPERANNUATION FUND TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **STUART SHELDON AND WIFE, ZELDA SHELDON** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 43 ON THE TENTATIVE UNRECORDED PLAN OF ADDITION 1, TO RIVERWOOD HEIGHTS SUBDIVISION, BUT LATER DESIGNATED AS LOT NO. 43, ON THE RECORDED PLAN OF ADDITION NO. 3, TO RIVERWOOD HEIGHTS SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 2083, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 100 FEET ON THE SOUTHERLY SIDE OF DEMARIUS DRIVE AND RUNS BACK BETWEEN LINES 190 FEET TO A DEAD LINE ON WHICH IT MEASURES 100 FEET.

BEING THE SAME PROPERTY CONVEYED TO **STUART SHELDON** AND WIFE, **ZELDA SHELDON**, AS TENANTS BY THE ENTIRETY AS TO A 37% INTEREST AND **ARTEC SOUND VISION PRODUCTIONS SUPERANNUATION FUND TRUST** (ERRONIOUSLY MISPELLED IN SAID DEED AS "ARTEC SOUND VISION PRODS SUPERFUND") AS TO A 63% INTEREST, AS TENANTS IN COMMON, BY QUITCLAIM DEED FROM **SANDRA N. FUTRELL** AND HUSBAND, **ORVIS K. FUTRELL** AND **SHIRLEY N. WARREN** AND HUSBAND, **ROBERT F. WARREN, JR**, OF RECORD IN INSTRUMENT NUMBER 20101116-0091634, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 12TH DAY OF NOVEMBER, 2010.

GRANTEE IN SAID DEED, **"ARTEC SOUND VISION PRODUCTIONS SUPERANNUATION FUND TRUST"** HAVING ERRONIOUSLY BEEN MISSPELLED IN SAID DEED AS **"ARTEC SOUND VISION PRODS SUPERFUND".**

THE SAID "ARTEC SOUND VISION PRODUCTIONS SUPERANNUATION FUND" HAVING SINCE BEEN TERMINATED ACCORDING TO THE PROVISIONS OF THE SUPERANNUATION FUND TRUST DATED MARCH 31ST, 2000. SAID 63% INTEREST OF SAID PROPERTY IS VESTED TO THE TRUSTEE, "ARTEC SOUND VISION PRODUCTIONS PTY LIMITED".

CERTIFICATION OF TRUST RECORDED IN **INSTRUMENT NO.** _____ REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE DATED THE 24TH DAY OF MAY 2017.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is

WG

This is
( ) **unimproved**
(X) **improved**

property known as **2312 Demarius Drive, Nashville, TN 37216**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 24 day of May, 2017.

Stuart Sheldon in his capacity as an Individual and Beneficiary of ARTEC SOUND VISION PRODUCTIONS SUPERANNUATION FUND TRUST

Zelda Sheldon in her capacity as an Individual and Beneficiary of ARTEC SOUND VISION PRODUCTIONS SUPERANNUATION FUND TRUST

Stuart Sheldon, President - ARTEC SOUND VISION PRODUCTIONS PTY LIMITED

STATE OF TN)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 24 day of May, 2017.

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 10-7-19

STATE OF TN)
COUNTY OF Davidson)

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

Witness my hand and official seal, this the 24 day of May, 2017.

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 10-7-19

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Stuart Sheldon**, with whom I am personally acquainted and who upon his oath acknowledged himself to be the **President** respectively of the **ARTEC SOUND VISION PRODUCTIONS PTY LIMITED**, the within named bargainor, a corporation, and that he as such **President** being authorized so to do, executes the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **Stuart Sheldon** as such **President**.

Witness my hand and official seal this 24 day of May, 2017.

Notary Public
My Commission Expires:
10-7-19



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212