Bill Garrett Davidson County
Batch# 18402 DEEDQC
10/26/2017 10:16:41 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171026-0109853

RECORDING REQUESTED BY:

Sandra H Sheats

INSTRUMENT PREPARED BY:

Sandra Sheats
5050 Murray Lane
Brentwood, Tennessee 37027

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
26 Day of October, 20 17.
Deputy Register

(Above reserved for official use only)

RETURN DEED TO:

Sandra H Sheats
5050 Murray lane
Brentwood, Tennessee 37027

SEND TAX STATEMENTS TO:

Sandra H Sheats
5050 Murray lane
Brentwood, Tennessee 37027

Tax Parcel/APN # Map & Parcel:
141 06 0D 026.00

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

DATE: October 13, 2017

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of $0.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor (hereinafter **"Grantor"**) hereby quitclaims to the below-named grantee (hereinafter **"Grantee"**) and Grantee's heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at 3053 Harpeth Springs Drive, Nashville, Davidson County, Tennessee 37221 (the **"Property"**).

Legal Description: GENERAL ATTRIBUTES - CARD 1 Property Type: RESD CONDO Year Built: 2003 Square Footage: 1,216 Exterior Wall: FRAME Story Height: TWO STY Building Condition: Average Foundation Type: SLAB

Subject to the following encumbrances or other restrictions: [redacted]

Grantor: Jylana L. Sheats
Marital Status: Not married
Address: 5050 Murray Lane
Brentwood, Tennessee 37027

Grantee: Sandra H Sheats
Marital Status: Not married
Address: 5050 Murray lane
Brentwood, Tennessee 37027

Vesting Information / Property Interest: Sandra H Sheats receives the property from Grantor in fee simple as the sole owner.

Signatures

Grantor signed, sealed, and delivered this Quit Claim Deed to Grantee on October 13, 2017.

Grantor (or authorized agent)
Signed: Jylana L. Sheats
Print Name: Jylana L. Sheats

Witnesses

On this the 13 day of October, 2017, the foregoing QUIT CLAIM DEED was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument: [redacted] Carrie Oliver + Sharron Walters

(names of signatories). I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

FIRST WITNESS
Signed: Carrie Oliver
Dated: 10-13-17
Print Name: CARRIE OLIVER
Address: 806 Sawyer Brown Rd Nash TN 37221

SECOND WITNESS
Signed: Sharron Walters
Dated: 10/13/17
Print Name: Sharron Walters
Address: 2003 Brenkenridge Dr Mt Juliet, TN 37122

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 13th day of October 2017, the foregoing QUIT CLAIM DEED, entered into as of October 13, 2017, was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument: Sylena L. Sheats

(names of signatories).

WITNESS my hand and official seal.

PRINT: Sheila L. Ware [Affix seal]

SHEILA L. WARE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2018

SIGN: Sheila L Ware My Commission Expires: 03/06/2018

NOTARY PUBLIC

THE FOLLOWING REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO, 26 ON THE PLAN OF RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 20030213-0019999, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AMD ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE GRANTORS(S) BY A DEED RECORDED 04/15/04, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, STATE OF TENNESSEE, IN INSTRUMENT NO. 20040415-0042294

KNOWN: 3053 HARPETH SPRINGS DR