THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, P. O. Box 774, KINGSTON SPRINGS, TN 37082.

Bill Garrett Davidson County
Batch# 82102 DEEDQC
04/18/2018 09:24:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180418-0036383

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Shaar and wife, Sernada Shaar 4313 Belle Mina Lane, Franklin, TN 37064	SAME	Map 069-00-0, Parcel 051.00

FOR AND IN CONSIDERATION of love and effection as sufficient consideration (and no monetary consideration), and for the express purpose to create an estate in husband and wife by the entirety, **I, William Shaar**, by these presents do hereby quitclaim all of my interest unto **Larry D. Craig, Trustee,** his successors and assigns, as to the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being in the 13th, formerly 23rd Civil District of said County, being parts of Lot Nos. 4 and 8 on the Plan of the Lands of Dr. J. H. Jordan deceased, marked Exhibit C, as of record in Plan Book 2, page 79, Chancery Court at Nashville, and described according to a survey made by C. J. Carney, Surveyor, October 13, 1952, as follows:

Beginning at a point on the southerly margin of Highway No. 12, formerly the Hydes Ferry Pike, at the intersection of the southerly margin of said Highway and the centerline of Jordonia Station Drive, thence with the centerline of said Drive, South 2 deg. 30' West 370 feet; thence North 87 deg, 09' East 100 feet; thence North 2 deg. 30' East 370 feet to the southerly margin of said Highway; thence North 87 deg, 09' West 100 feet to the point of beginning.

Being the same property conveyed to William Shaar by deed from Crossview Evangelical Church by deed of record in Instrument No. 20150515-0044987, Register's Office for Davidson County, Tennessee.

This is the same legal description as set forth on the previous deed of record.

Prepared upon information furnished by the parties and without the benefit of title examination, title insurance or closing thereupon.

This is improved property commonly known as 4425 Ashland City Highway, Nashville, TN 37218.

Said property is conveyed subject to such limitations, restrictions, encumbrances and all other matters of record as may affect the premises.

And now, I, the said **Larry D. Craig, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **William Shaar and wife, Sernada Shaar,** their heirs, representatives and assigns, all of my interest in the aforedescribed property, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands this 16th day of April, 2018.

WILLIAM SHAAR

LARRY D. CRAIG, TRUSTEE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named William Shaar 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 at Brentwood Tennessee, this 16th day of April, 2018.

NOTARY PUBLIC

My commission expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Larry D. Craig, the Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood Tennessee, this 16th day of April, 2018.

NOTARY PUBLIC

My commission expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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STATE OF TENNESSEE
COUNTY OF Williamson

The consideration or value, whichever is greater, for this transfer is $0.00, to create an estate by the entirety in husband and wife.

AFFIANT

Sworn to and subscribed before me this 16th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018