THIS INSTRUMENT PREPARED BY:
Stephanie A. Boiano, *Attorney at Law*
115 Shivel Drive
Hendersonville, TN 37075
(From information provided by the parties)

Bill Garrett Davidson County
Batch# 107413 DEEDQC
06/22/2018 10:03:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180622-0060330

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
KIMBERLY L. NELSON (Name)	SAME	06509006000
4833 WHITTIER DRIVE (STREET ADDRESS)	SAME	
OLD HICKORY, TN 37138 (CITY) (STATE) (ZIP)	SAME	

KNOW ALL MEN BY THESE PRESENTS that **SHAWN NELSON** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever quitclaim unto **KIMBERLY L. NELSON**, her heirs successors and assigns, his entire right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 94, on the plan of Section Three, Sherwood Forest, as shown on plat of record in Plan Book 4460, Page 81, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
> Being the same property conveyed to Jeremy R. Kidd and Katelyn S. Kidd, husband and wife by Warranty Deed dated 10/05/2012 from George L. Thomas III and Dora P. Thomas, as equal tenants in common of record in Instrument 201210090092318, Register's Office for Davidson County, Tennessee.
> Subject to all matters as set forth per Book 4460, Page 81; Restrictive Covenants of record in Book 4465, Page 184, and amended in Book 4482, Page 427 and Restrictive Covenants of record in Book 4593, Page 690, said Register's Office.
>
> Said property is conveyed subject to any and all existing limitations, restrictions and encumbrances as may affect the premises.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4833 Whittier Drive, Old Hickory, TN 37138.

Being the same property conveyed to **KIMBERLY L. NELSON and SHAWN NELSON, WIFE and HUSBAND**, by deed from **JEREMY R. KIDD AND KATELYN S. KIDD, HUSBAND AND WIFE,** of record in Book, 4460 Page 81, Register of Deeds Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 23 day of MAY, 2018.

Shawn Nelson
SHAWN NELSON

ACKNOWLEDGMENT

State of Tennessee }
County of Sumner }

Personally appeared before me, the undersigned, a Notary Public in an for said county and state, personally appeared **SHAWN NELSON**, the within named bargainor, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 23 day of May, 2018.

Elizabeth Pryce
Notary Public

My commission Expires: 3·8·21

ELIZABETH PRYCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021