This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2481

Bill Garrett Davidson County
Batch# 119351 DEEDQC
07/23/2018 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180723-0071657

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 20th day of July, 2018.

Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eric Q. Shadrick 251 Willard Drive Nashville, TN 37211	Same as owner	148-05-0-206.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Kristin Beth Shadrick, unmarried** ("Grantor") do hereby quitclaim and convey unto **Eric Q. Shadrick, married** ("Grantee"), his heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Haywood Acres, Section Five, of record in Plat Book 3106, Page 67, 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 to Eric Q. Shadrick and Kristin Beth Shadrick, both unmarried individuals, as joint tenants with right of survivorship by Warranty Deed from Ryan S. Maggi and Melissa M. Maggi (f/k/a Melissa M. Tomlinson), husband and wife, of record in Instrument No. 20140818-0074712, Register's Office for Davidson County, Tennessee, dated August 13, 2014 and recorded on August 18, 2014.

This is ☒ improved or ☐ unimproved property located at: **251 Willard Drive, Nashville, TN 37211.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19 day of July, 2018.

Kristin Beth Shadrick

Kristin Beth Shadrick

STATE OF KENTUCKY

COUNTY OF Graves

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristin Beth Shadrick, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of July, 2018.

Jaylee Jones

Notary Public

My Commission expires: July 14, 2021



201807230071657

True Copy Certification

I, Christopher M. Conriveau, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sondra Reese, a notary public for this county and state, Christopher M. Conriveau who acknowledges that this certification of an electronic document is true and correct and whos signature I have witnessed.

Notary's Signature

My Commission Expires: 3/3/2020

Notary's Seal (if on Paper)

