Bill Garrett Davidson County
Batch# 122765 DEEDQC
07/31/2018 03:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180731-0074767

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Richard W. Shaffer, Jr. and
Marcia D. Shaffer, Trustee
200 Sanders Ferry Rd #2312
Hendersonville, TN 37075

Send Tax Bills To
Same

Map-Parcel No.
072 13 0 323.00

Quitclaim Deed by Trustee

Grantor: Richard W. Shaffer, Jr. and wife, Marcia D. Shaffer, Trustee U/A/D dated May 5, 1994
Grantee: Richard W. Shaffer, Jr., and Marcia D. Shaffer, Trustee of the Irrevocable Trust of Richard W. Shaffer, Jr., and Marcia D. Shaffer, as amended and restated on June 20, 2018

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being the Westerly half of Lot No. 30 on the Plan of Sharpe and Horn 4th addition to Nashville, as of record in Book 161, Page 172, Register's Office for Davidson County, Tennessee.

SAID Westerly half of Lot No. 30 fronts 50 feet on the Southerly side of Douglas Avenue, formerly Hinton Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Richard W. Shaffer, Jr. and wife, Marcia D. Shaffer, Trustee U/A/D dated May 5, 1994, by deed from Richard W. Shaffer, Jr. and wife, Marcia D. Shaffer, Individually, of record in Book 9355, Page 545, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 920 Douglas Ave., Nashville, TN 37207.

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

Richard W Shaffer Jr Trustee
Richard W. Shaffer, Jr., Trustee
Grantor

Marcia D Shaffer Trustee
Marcia D. Shaffer, Trustee
Grantor

State of Tennessee
County of Sumner

On June 20, 2018, before me appeared Richard W. Shaffer, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee U/A/D dated May 5, 1994, executed the foregoing instrument for the purpose therein contained, by signing his name as Trustee.

Kenneth L. Konrad
Notary Public

My commission expires: 4/21/20

State of Tennessee
County of Sumner

On June 20, 2018, before me appeared Marcia D. Shaffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee U/A/D dated May 5, 1994, executed the foregoing instrument for the purpose therein contained, by signing her name as Trustee.

Kenneth L. Konrad
Notary Public

My commission expires: 4/21/20

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Richard W. Shaffer Jr Trustee
Richard W. Shaffer, Jr., Trustee
Grantee

Sworn to and subscribed before me on June 20, 2018.

Kenneth L. Konrad
Notary Public

My commission expires: 4/21/20

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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.

Chelle Guidry
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Timothy Takacs, a notary public for this county and state, Chelle Guidry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Timothy L. Takacs
Notary's Signature
My Commission Expires: June 24, 2020

