THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 123342 DEEDQC
08/01/2018 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180801-0075061

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested by or provided to any person regarding the legal significance or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Leanne Shelton Charles and Jerry Neal Charles, Jr. 6721 Fleetwood Drive Nashville, TN 37205	Jerry and Leanne Charles ~~Same as Owner~~ 110 Cottonwood Circle Franklin, TN 370069	102 12 0 040.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Theresa Marie Forte Shelton**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Leanne Shelton Charles and Jerry Neal Charles, Jr., wife and husband**, hereinafter called the Grantees, their successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Horton Heights, Sec. VI, as of record in Book 2133, page 24, Register's Office for said County.

Said Lot No. 141 fronts 140.1 feet on the southerly side of Fleetwood Drive, and extends back 332.9 feet on the westerly line and 234.8 feet on the easterly line, to a dead line in the rear on which it measures 189 feet.

Being the same property conveyed to Bernard D. Shelton, Jr., Individually, by deed from William Howard Bardill and wife, Delores W. Bardill, as of record on 12/16/1966, at Book 4087, page 138, Davidson County Register of Deeds; and being further conveyed by Bernard D. Shelton, Jr. to Bernard D. Shelton, Jr. and wife, Theresa Marie Forte Shelton, so as to create a Tenancy by the Entirety in them together, filed on 02/23/1967, at Book 4105, page 205, Davidson County Register of Deeds. Bernard D. Shelton, Jr. is now deceased, leaving Theresa Marie Forte Shelton as the surviving Tenant by the Entirety.

This is property commonly known as 6721 Fleetwood Drive, Nashville, TN 37205.

Witness my hand, this 8 **day of** June **, 2018:**

Theresa Marie Shelton
Theresa Marie Forte Shelton

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 **Theresa Marie Forte Shelton**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8 day of June, **2018**:

Notary Public

My Commission Expires: 7/17/2021

LORI KAY SCARBROUGH
NOTARY PUBLIC AT LARGE
WILIAMSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Theresa Marie Shelton
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8 DAY OF June, **2018**:

Notary Public

My Commission Expires: 7/17/2021

LORI KAY SCARBROUGH
NOTARY PUBLIC AT LARGE
WILIAMSON COUNTY, TN

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

