# QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 158641 DEEDQC
11/13/2018 02:25:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181113-0111799

W-QCD-18-1512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

HENRY MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-06-2022

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Larry Shelton, Jr.** | **New Owner** | |
| (NAME) | (NAME) | |
| **1512 Elmwood Avenue** | | **104-16-381.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRY SHELTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LARRY SHELTON, JR., UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 72 in the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, Page 34, said Register's Office; to which reference is hereby made.

Said east half of said Lot No. 72 fronts 50 feet on the northerly side of Elmwood Avenue and runs between parallel lines, 188 feet to an alley.

Being the same property conveyed to Larry D. Shelton, unmarried by Warranty Deed from Nashville Post Office Credit, of record in Book 8795, Page 952, in the Register's Office of Davidson County, Tennessee. Deed of Correction subsequently recorded in Book 10074, Page 864, in the Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1512 Elmwood Avenue, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 9th day of November, 2018.

Larry Shelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY SHELTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of November, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212