THIS INSTRUMENT PREPARED BY:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle, Suite 349
Brentwood, TN 37027

This transfer is exempt from the Tennessee
Real Estate Conveyance Tax under T.C.A. §67-4-409(a)(4)

Karen Johnson Davidson County
Batch# 193504 DEEDQC
02/11/2019 08:34:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190211-0012437

STATE OF TENNESSEE)
COUNTY OF Williamson **)**

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

Shalimar Y. Nelson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF February, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-23-2022

THOMAS J ELMLINGER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

ADDRESS NEW OWNER(S) AS FOLLOWS:
Shalimar Nelson
434 Capri Drive
Nashville, TN 37209

SEND TAX BILLS TO:
Same

MAP – PARCEL NUMBERS
90-15-136
8DA 33712

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Dana James Nelson and Elizabeth Deanna Nelson, who together with Grantee are all the heirs of Mary Ann Nelson, do hereby remise, release and quitclaim unto Shalimar Nelson, her successors and assigns, forever, all the right, title, interest and claim which the Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 1138, Charlotte Park, Section 16, as in Book 3300, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete and accurate description.

BEING the same property conveyed to Mary Ann Nelson (deceased) and Shalimar Nelson by Deed dated April 29, 1985 from Ray Russell Graves et ux, Joyce S. Graves, of record in the Register of Deeds Office for Davidson County, Tennessee in Book 6745 at Page 344.

This is improved property, known as 434 Capri Drive, Nashville, TN 37209.

WITNESS our hands this 24 day of January, 2019.

Dana James Nelson

Elizabeth D. Nelson
Elizabeth Deanna Nelson

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, a Notary Public in and for said County and State, the within named Dana James Nelson and Elizabeth Deanna Nelson, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 21st day of January, 2019.

Gail White Gifford
Notary Public

My Commission Expires: 07-08-2019

GAIL WHITE GIFFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-8-2019

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.