266

ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{	{	}
{Francis Shelton Shumaker	{ New Owner	} Map 131070C
{Richard A. Shumaker	{	} Parcel 012.00
{315 West Meade Dr.	{	}
{Nashville, TN 37205	{	}
{	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner }
{Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished }
{by the parties hereto without the benefit of a title examination }

QUITCLAIM DEED

For and in consideration of the sum of One Hundred and Thirty Thousand Dollars ($130,000.00) cash in hand paid, know all persons by these presents, James David Shumaker, as tenants in common (hereinafter referred to as "Grantor") does hereby quitclaim, and convey unto Francis Shelton Shumaker and Richard A. Shumaker, as tenant in common, their heirs, successors, and assigns, (hereinafter referred to as the "Grantee") all my interest in the following described parcel of real estate located in Davidson County, Tennessee.

Being Unit No. 3-B on the Plan of Square Acres of record in Book 590, page 122, Register's Office for Davidson County, as amended by exhibit "C" to the Master Deed establishing a horizontal property Regime of record in Book 6494 page 41, said Register's Office.

Being the same property conveyed to Francis Shelton Shumaker, James David Shumaker, and Richard A. Shumaker, as tenants in common, their heirs, successors, and assigns, by QuitClaim Deed from John Gilman Shumaker, unmarried, of record at Instrument No. 20161011-0107542.

Unit No. 3-B is conveyed subject to said Master Deed and to said plan of record.

This is improved real property commonly known as 4327 Belmont Park Terrace
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 200698 **DEEDQC**
03/01/2019 09:20:30 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20190301-0018609

(STATE OF TENNESSEE)
(COUNTY OF Davidson)
(
(The actual consideration or value, whichever is greater
(for this transfer is $130,000.00.

James David Shumaker
Affiant

(Subscribed and sworn to before me
(this 21st day of September, 2018.

Loretta Marie Baltz
Notary Public

(My Commission Expires: March 3, 2020

LORETTA MARIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 21 day of September, 2018.

By: _____
James David Shumaker

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of September, 2018.

Loretta Marie Baltz
Notary Public

My Commission Expires: March 3, 2020

LORETTA MARIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.