Karen Johnson Davidson County
Batch# 215782 DEEDQC
04/09/2019 03:58:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190409-0032382

959-19

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ - 0 - .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2019.

Notary Public

Commission Expires 5-6-19

(Affix Seal)

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Hunter D. Sholar, Jr. And Kristen Steele 2704 Eastland Avenue Nashville, TN 37206	Owner	083 12 0 178.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **HUNTER D. SHOLAR, JR.** (hereinafter called the "Grantor"), for the express purpose of creating a tenancy by the entireties with my wife, **KRISTEN STEELE,** by these presents do hereby grant, quitclaim and convey unto the said, **KRISTEN STEELE** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, a one-half (1/2) undivided ownership interest as a tenant by the entireties with Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot 4, Twin Estates, Section One, as shown on Plat of record in Plat Book 3842, Page 88, in the register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hunter D. Sholar, Jr. by Deed dated October 31, 2011 from Stacy W. Sherrard and Doug Sherrard, Wife and Husband, recorded November 4, 2011, in Instrument Number 20111104-0086428, in the Official Records of Davidson County, Tennessee.

This is improved property known as 2704 Eastland Avenue, Nashville, TN 37206.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This conveyance is also subject to the Deed of Trust of record in Instrument No. 20170829-0088710 in said Register's Office.

IN WITNESS WHEREOF, I have hereunto set my hand this 4th day of April, 2019.

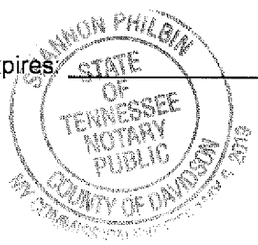
HUNTER D. SHOLAR, JR., Grantor

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named Hunter D. Sholar, Jr., the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, further upon oath acknowledging that he did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 4th day of April, 2019.

Commission Expires: _____



NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett, III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)



Notary Signature

My Commission Expires: September 7, 2020