Karen Johnson Davidson County
Batch# 326554 DEEDQC
12/09/2019 08:38:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191209-0126486

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Margaret P. Shrewsbury
750 Greeley Drive
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map and Parcel No.
09112013700

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **James Lee Shrewsbury and Margaret P. Shrewsbury, Trustees, Shrewsbury Family Revocable Living Trust Agreement dated September 17, 2012**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Margaret P. Shrewsbury** ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

That certain tract of land in the First Civil District of Nashville, Davidson County, Tennessee, and being Lots 411, 413, 415, 417, 419, 421, and 423, Block 76, on Plan No. 1 of West Nashville, Tenn., recorded in Book 57, Page 74, in the Register's Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron stake in the northeasterly intersection of 46th Avenue North and Delaware Avenue; thence with the easterly margin of 46th Avenue North 1 deg. 47' West a distance of 150.0 feet to an iron stake in the southerly margin of a 25 foot alley; thence with said southerly margin of an alley North 88 deg. 03' East a distance of 185.0 feet to an iron stake in the westerly margin of another 25 foot alley; thence with said westerly margin of an alley South 1 deg. 47' East a distance of 150.0 feet to an iron stake at the northerly margin of Delaware Avenue; thence with the northerly margin of said Avenue South 88 deg. 03' West a distance of 185 feet to the beginning, and containing 27,749 square feet or 0.64 acres, more or less.

Said property is subject to the following exceptions: (1) all easements and restrictions of record, zoning and building regulations applicable to said property, (2) any state of facts that might be shown by an accurate survey and any or ways over and across said property.

Being the same property conveyed to **James Lee Shrewsbury and Margaret P. Shrewsbury, Trustees, Shrewsbury Family Revocable Living Trust Agreement dated September 17, 2012** by Quitclaim Deed from **J. Lee Shrewsbury and wife, Margaret L.P. Shrewsbury**, dated September 17, 2012, of record in Instrument No. 20120920-0085759, Register's Office for Davidson County, Tennessee. This Conveyance is made in satisfaction of that certain Marital

Dissolution Agreement entered into by and between the Grantors and incorporated into Final Decree of Divorce issued by the Third Circuit Court for Davidson County, Tennessee, No. 18D-1675, dated November 13, 2019.

This is improved property known as **4510 Delaware Avenue, Nashville, TN** (also known as 600 46th Avenue North, Nashville, TN)

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 5th day of December 2019.

Shrewsbury Family Revocable
Living Trust Agreement dated
September 17, 2012

By: _____
James Lee Shrewsbury, Trustee

By: _____
Margaret P. Shrewsbury, Trustee

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 **James Lee Shrewsbury**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of December 2019.

_____
Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 **Margaret P. Shrewsbury**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of December 2019.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 5th day of December 2019.

Notary Public

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:
9/16/2023