Recording Information
Karen Johnson Davidson County Batch# 361462 DEEDQC 02/21/2020 11:12:20 AM 3 pgs Fees: $17.00 Taxes: $0.00 20200221-0019478

This instrument prepared by:

Richard House, Esq.
1550 W. McEwen Drive
Suite 300
Franklin, TN 37067

NAME/ADDRESS NEW OWNER:	SEND TAX STATEMENTS TO:	Map-Parcel Numbers:
David Shearon 968 Strouse Avenue, Unit 100 Nashville, TN 37206	David Shearon 968 Strouse Avenue, Unit 100 Nashville, TN 37206	*62-46 **62-47

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and in accordance with the terms and conditions of the Final Decree and Marital Dissolution Agreement, in that certain case styled David Shearon v. Laura Shearon, Chancery Court for Rutherford County, Tennessee, Docket No. 17CV-1587, Laura Webster f/k/a Laura Goodwin ("Grantor") by these presents does hereby convey, transfer, remise, release, relinquish and forever quitclaim unto David M. Shearon ("Grantee"), his heirs and assigns, all of Grantor's right, title and interest in and to that certain tract(s) or parcel(s) of land lying in Davidson County, Tennessee, and being more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF TRACT NO. 3 ON AN UNRECORDED PLAN OF THE L. P. FORKUM LANDS, SAID TRACT BEING DESCRIBED BY SURVEY OF BARRY GREER AND ASSOCIATES DATED NOVEMBER 12, 1978, AS FOLLOWS:

SAID PART OF TRACT NO. 3 BEGINS AT AN IRON PIN AT ITS COMMON WESTERLY CORNER WITH TRACT NO. 4 ON SAID PLAN AND SAID IRON PIN BEING ON THE EASTERLY RIGHT OF WAY LINE OF PENNINGTON BEND ROAD; THENCE WITH AID RIGHT AWAY LINE N 0 DEG. 42 MIN. 05 SEC. EAST 115 FEET TO AN IRON PIN ON SAID RIGHT OF WAY AT THE SOUTHWESTERLY CORNER OF THE OTHER PART OF TRACT NO. 3, BEING THE PAT CONVEYED TO RITA S. STINSON BY DEED OF RECORD IN BOOK 4581, PAGE 387, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING SAID RIGHT OF WAY WITH STINSON'S

SOUTHERLY LINE S 83 DEG. 59 MIN. 01 SEC., EAST 175 FEET TO AN IRON PIN; THENCE WITH STINSON'S EASTERLY LIN N 0 DEG. 42. MIN. 05 SEC. EAST 115 TO AN IRON PIN; THENCE WITH THE SOUTHERLY LINE OF TRACT NO. 2 S 83 DEG. 59 MIN. 01 SEC. EAST 422.15 FEET TO AN IRON PIN; THE NORTHEASTERLY CORNER OF TRACT NO. 3 AND THE SOUTHEASTERLY CORNER OF TRACT NO. 2; THENCE S 0 DEG. 15 MIN. 05 SEC. WEST 230 FEET FOTR AN IRON PIN AT THE COMMON EASTERLY CORNER OF TRACT 3 AND 4; THENCE WITH THE LINE BETWEEN SAID TRACTS S 84 DEG. 00 MIN. 27 SEC. EAST 599.72 FEET TO THE BEGINNING 2.68 ACRES, MORE OR LESS.

Being the same property conveyed ADCO ENTERPRISES, INC. BY QUITCLAIM DEED FROM VOLUNTEER INVESTMENTS, INC. OF RECORD IN INSTRUMENT NO. 20020710-0083010, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 4 ON THE PLAN OF L.P. FORKUM LANDS NOT OF RECORD NOT OF RECORD AND BEING DESCRIBED BY SURVEY OF BARRY GREER AND ASSOCIATES, DATED NOVEMBER 12, 1978, AS FOLLOWS:

SAID TRACT NO. 4 BEGINS AT AN IRON PIN ON THE EASTERLY RIGHT OF WAY LINE OF PENNINGTON BEND ROAD AT THE NORTH-WESTERLY CORNER OF TRACT NO. 5 ON SAID UNRECORDED PLAN; THENCE WITH A RIGHT OF WAY LINE NORTH 0 DEG. 42 MIN. 05 SEC. EAST 210 FEET TO AN IRON PIN ON SAID MARGIN; THENCE SOUTH 84 DEG. 00 MIN. 27 SEC EAST 599.72 FEET WITH SOUTHERLY LINE OF TRACT TO AN IRON PIN, THE COMMON EASTERLY CORNER OF TRACTS 3 & 4; THENCE SOUTH 0 DEG. 27 MIN. 48 SEC. EAST 210 FEET TO AN IRON PIN AT A FENCE CORNER; THE COMMON EASTERLY CORNER OF TRACTS 4 & 5; THENCE WITH A LINE BETWEEN 4 & 5, WHICH LINE IS SLIGHTLY SOUTH OF AN EXISTING FENCE LINE NORTH 83 DEG. 43 MIN. 57 SEC. WEST 604.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.89 ACRES, MORE OR LESS.

Being the same property conveyed ADCO ENTERPRISES, INC. BY QUITCLAIM DEED FROM VOLUNTEER INVESTMENTS, INC. OF RECORD IN INSTRUMENT NO. 20020710-0083011, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed LAURA GOODWIN and DAVID M. SHEARON BY ADCO ENTERPRISES, INC. BY QUITCLAIM DEED

FROM ADCO ENTERPRISES, INC. OF RECORD IN INSTRUMENT NO. 20040120-0007346, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD

Said property is conveyed subject to the restrictions of record and agreements of the parties, their successors and assigns, and other such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property, known as 2713 Pennington Bend Road, Nashville, TN 37214 and Vacant Land on Pennington Bend Road, Nashville, TN 37214

WITNESS my hand this 20 day of February 2020.

LAURA WEBSTER f/k/a/ Laura Goodwin

*Vacant Land on Pennington Bend Road, Nashville, TN 37214
**2713 Pennington Bend Road, Nashville, TN 37214

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 Laura Webster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 20th day of February 2020.

NOTARY PUBLIC

RICHARD HOUSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2021

My Commission Expires: 9-25-2021

THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(5).