Recording Information
Karen Johnson Davidson County Batch# 361462 DEEDQC 02/21/2020 11:12:20 AM 2 pgs Fees: $12.00 Taxes: $0.00 20200221-0019479

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 and Nelson Holt, Jr. 976 Strouse Ave. Nashville, Tennessee 37206	David Shearon 968 Strouse Avenue, Unit 100 Nashville, TN 37206	Map 072-013 Parcel 235.00

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 Shearon ("Grantor") by these presents does hereby convey, transfer, remise, release, relinquish and forever quitclaim unto David Shearon and Nelson Holt, Jr. ("Grantees"), their heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot Number 198 on the Plan of Trevecca Subdivision of Renraw as of record in Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee. Said Lot Number 198 fronts 50 feet 2 inches on the Southerly side of Strouse Avenue and runs back between parallel lines 199.4 feet on the Westerly line and 195.2 feet on the Easterly line to an alley in the rear measuring 50 feet thereon.

Being the same property conveyed to Bank of New York, as Trustee for the Certificateholders of CWABS Series 2000-2 by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, filed for record May 11, 2004 as instrument number 20040511-0053572, Registers Office for Davidson County, Tennessee. Being the same property conveyed to David Shearon and Nelson Holt, Jr., by Special Warranty Deed from Bank of New York, as Trustee for the Certificateholders of CWABS Series 2000-2, dated June 7, 2004, recorded July 9, 2004 of record as Instrument No. 20040709-0082159, Register's Office for Davidson County, Tennessee.

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.

The above-described property is improved property known as 976 Strouse Avenue, Nashville, Tennessee 37206. The prior deed of record is the source of the above-description.

WITNESS my hand this 20 day of February 2020.

LAURA WEBSTER
f/k/a/ Laura Shearon

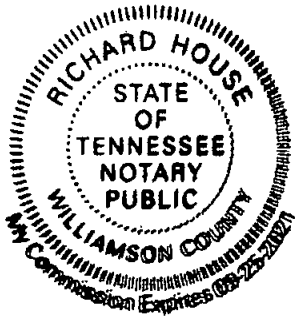
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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 2019.

NOTARY PUBLIC

My Commission Expires: 09-25-2021



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).