Recording Information
Karen Johnson Davidson County Batch# 361462 DEEDQC 02/21/2020 11:12:20 AM 3 pgs Fees: $17.00 Taxes: $0.00 20200221-0019480

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	105-1-105 / 105-1-106 / 105-1-107

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 Shearon ("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 or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

TRACT 1:
BEGINNING AT A CONCRETE MONUMENT IN THE EASTERLY MARGIN OF 16TH AVENUE SOUTH, SAID POINT BEING A COMMON CORNER WITH I DYKE TATUM, TRUSTEE, AS OF RECORD IN DEED BOOK 10894 AT PAGE 956, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND THE HEREIN DESCRIBED TRACT; THENCE, WITH THE MARGIN OF SAID ROAD, N 08 DEGREES 49 MINUTES 15 SECONDS EAST 107.03 FEET TO AN IRON ROD, SAID POINT BEING THE SOUTHWEST CORNER TO ZUMWALT, ALMON AND HAYES, AS OF RECORD IN DEED BOOK 7084 AT PAGE 447, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, LEAVING SAID ROAD MARGIN, AND RUNNING WITH THE LINE OF ZUMWALT, ALMON AND HAYES, SOUTH 82 DEGREES 08 MINUTES 17 SECONDS EAST 146.85 FEET TO AN IRON ROD IN THE WESTERLY MARGIN OF AN ALLEY; THENCE, LEAVING THE LINE

OF ZUMWALT, ALMON AND HAYES, AND RUNNING WITH SAID ALLEY MARGIN, SOUTH 09 DEGREES 07 MINUTES 20 SECONDS WEST 104.49 FEET TO AN IRON ROD, SAID POINT BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED TATUM, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, LEAVING THE MARGIN OF SAID ALLEY, AND RUNNING WITH THE LINE OF TATUM, NORTH 83 DEGREES 08 MINUTES 00 SECONDS WEST 146.37 FEET TO THE POINT OF BEGINNING, CONTAINING 0.36 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY SURVEY SOLUTIONS, STEVE AXLEY, R. L. S. #1975, DATED NOVEMBER 23, 1999.

BEING THE SAME PROPERTY CONVEYED TO DAVID M. SHEARON AND WIFE LINN PITTENGER BY DEED OF RECORD IN INSTRUMENT NUMBER 200002160015560, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2:
Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of M.A. Spurr's Subdivision of Lot No. 8 in the Boyd Ament Tract, as of record in Book 21 at page 83, Register's Office for Davidson County, Tennessee; Said Lot No. 128 fxronts 50 feet on the easterly side of 16th Avenue South, formerly Belmont Avenue, and runs back between parallel l ine 151 feet to an alley.

BEING THE SAME PROPERTY CONVEYED TO DAVID M. SHEARON AND WIFE, LINN PITTENGER BY DEED OF RECORD IN BOOK 10894 AT PAGE 956, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO DAVID M. SHEARON BY QUITCLAIM DEED FROM KAREN LINN PITTENGER OF RECORD IN INSTRUMENT NO. 20021028-0131873, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property commonly known as 1016, 1018 and 1020 16th Avenue South, Nashville, TN 37212. The prior deed of record is the source of the above-description.

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.

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 25th day of February 2020.

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

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).