Recording Information
Karen Johnson Davidson County Batch# 361462 DEEDQC 02/21/2020 11:12:20 AM 2 pgs Fees: $12.00 Taxes: $0.00 20200221-0019482

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 217 Woodruff Street Nashville, Tennessee 37115	Nelson W. Holt 232 Valley Bend Drive Nashville, Tennessee 37214	042 160 182.00

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 Webster f/k/a Laura Shearon ("Grantor") by these presents does hereby convey, transfer, remise, release, relinquish and forever quitclaim unto David Shearon and Nelson Holt ("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:

LAND in Davidson County, Tennessee, being the northerly 200 feet of the westerly 67.5 feet of Lot No. 26 Douglas-Levine's Subdivision, as of record in Book 547, Page 44, Register's Office for said County.

SAID westerly part of Lot No. 26 fronts 67.5 feet on the southerly side of Woodruff Street and runs back between parallel lines 200 feet to a dead l ine.

Being the same property conveyed to Aaron T. Walker and David Patton by deed from Roblyn Properties, LLC, a Tennessee Limited Liabil ity Company, dated March 9, 2006 and recorded on March I 0, 2006 in Instrument Number 2006031 0- 0028230, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to David Shearon and Nelson Holt dated July 3, 2008 and recorded July 7, 2008 of record as Instrument No. 20080707-0069591, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as in the previous 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.

The above-described property is improved property known as 217 Woodruff Street, Madison, Tennessee 37115. 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 2020.

NOTARY PUBLIC

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

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).