Recording Information
Karen Johnson Davidson County Batch# 361462 DEEDQC 02/21/2020 11:12:20 AM 2 pgs Fees: $12.00 Taxes: $0.00 20200221-0019484

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, John Lopez and Wife, Joy Lopez 108 Bonnabrook Drive Hermitage, Tennessee 37076	David Shearon 968 Strouse Avenue, Unit 100 Nashville, TN 37206	Map 075-013 Parcel 107.00

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, John Lopez and Wife, Joy Lopez, ("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 Lot No. 1 on the Plat of James K. Wall Subdivision, as shown on plat of record in Plat Book 4470, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a lore complete and accurate legal description of said lot.

Being the same property conveyed to Denny Stamps and Everett Lowe by Special Warranty Deed from The Bank of Nashville, dated September 18, 2008, recorded September 23, 2008 of record as Instrument No. 20080923-0096671, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Shearon and Wife, Laura Shearon and John Lopez and Wife, Joy Lopez, by Warranty Deed from Denny Stamps and Everett Lowe, dated December 22, 2011 and recorded December 27, 2011 of record as Instrument No. 20111227-0101077, 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 108 Bonnabrook Drive Hermitage, Tennessee 37076. 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

My Commission Expires: 9-25-2021

RICHARD HOUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
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).