THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 367461 DEEDQC
03/05/2020 09:28:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200305-0024631

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 24 day of February, 2020.

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

My Commission Expires: 8.4.20

NOTARY PUBLIC

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Thomas Duane Cantrell, Jr. 705 Farrell Road Nashville, TN 37220	NEW OWNER	146-07-0-017.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Jacquelynn Shumate, a married woman,** GRANTOR, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to **Thomas Duane Cantrell, Jr. and Alexandrea Cantrell, husband and wife,** GRANTEE. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Ragland Estates of record in Plat Book 2663, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 37 fronts 333 feet on the South side of Farrell Road and runs back 258.4 feet on the West line and 395.4 feet on the East line, which is a broken line, to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Thomas Duane Cantrell, Jr. and Alexandrea Cantrell, husband and wife, and Jacquelynn Shumate, married, as tenants in common with right of survivorship by Warranty deed from Edward G. Heeran and Melanie Heeran, of record in Instrument No. 20190603-0052422 Register's Office for Davidson County, Tennessee, dated May 31, 2019 and recorded on June 03, 2019 and corrected by Scrivener's Affidavit recorded on June 13, 2019 in Instrument No. 20190613-0056854.

Being also known as: **705 Farrell Road Nashville, Tennessee 37220.**

The subject property has never been the principal residence of the Grantor or her spouse. Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 3rd day of February, 2020.

Jacquelynn Shumate

Jacquelynn Shumate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jacquelynn Shumate**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 3rd day of February, 2020.

Wendee L

Notary Public

My Commission Expires: 11-26-2023

WENDEE LUMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires NOV. 26, 2023