This instrument prepared by:
First American Title Attn: Recording Team
4795 Regent Blvd
Irving, Texas 75063
866-264-7799

Karen Johnson Davidson County
Batch# 368258 DEEDQC
03/05/2020 03:58:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20200305-0025188

File No.: **1041899LV**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the Jan. 21, 2020, by and between **BENJAMIN HIRAM SHUSTER AND CONSTANCE BROOKE CARROLL SHUSTER WHO ACQUIRED TITLE AS CONSTANCE BROOK SHUSTER, HUSBAND AND WIFE**, party of the first part, and **BENJAMIN HIRAM SHUSTER AND CONSTANCE BROOKE CARROLL SHUSTER, HUSBAND AND WIFE**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of Nashville, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **WARRANTY DEED** of record in: Book **N/A**, Page No. **N/A** or Instrument No.: **20150617-0057472** in said Registor's office.

X The property is improved with an address of: **3709 Whitland Ave, Nashville, Tennessee 37205**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

BENJAMIN HIRAM SHUSTER

CONSTANCE BROOKE CARROLL SHUSTER

STATE OF **TENNESSEE**

COUNTY OF Davidson

Personally appeared before me, Karen L. Campbell (name of notary public), Benjamin Hiram Shuster & Constance Brooke Carroll Shuster, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this Jan. 21, 2020

Karen L. Campbell
Notary Public

My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

STATE OF **TENNESSEE**

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**$0.00 Exempt per T.C.A. 67-4-409(a)(4)**

Constance Brooke Carroll Shuster
Affiant

Subscribed and sworn to before me this the Jan. 21, 2020.

Karen L. Campbell
Notary Public

My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

BENJAMIN HIRAM SHUSTER

CONSTANCE BROOKE CARROLL SHUSTER

STATE OF **TENNESSEE**

COUNTY OF Davidson

Personally appeared before me, Karen R. Campbell (name of notary public), Benjamin Hiram Shuster & Constance Brooke Carroll Shuster, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this Jan. 21, 2020.

Notary Public

My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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STATE OF **TENNESSEE**

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**$0.00 Exempt per T.C.A. 67-4-409(a)(4)**

Affiant

Subscribed and sworn to before me this the Jan. 21, 2020

Notary Public

My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
104-09-0-222

NAME AND ADDRESS OF A PROPERTY OWNER:
BENJAMIN HIRAM SHUSTER
3709 Whitland Ave
Nashville, TN 37205-2429

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
BENJAMIN HIRAM SHUSTER
3709 Whitland Ave
Nashville, TN 37205-2429

EXHIBIT 'A'

File No.: **1041899LV (RS)**

Property: **3709 Whitland Ave, Nashville, TN 37205**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE MAP OF MYRTLEWOOD, A RESUBDIVISION BY BRANSFORD REALTY COMPANY OF PART OF THE S.W. BERGER PROPERTY AS OF RECORD IN PLAT BOOK 547, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

A.P.N. 104-09-0-222

Being all of that certain property conveyed to BENJAMIN HIRAM SHUSTER AND CONSTANCE BROOK SHUSTER,HUSBAND AND WIFE from CHARLES COX AND WIFE JOY COX, by deed dated 06/12/2015 and recorded 06/17/2015 in Instrument Number 2015.617.57472 of official records.

Being all of that certain property conveyed to BENJAMIN HIRAM SHUSTER AND CONSTANCE BROOK SHUSTER,HUSBAND AND WIFE from CHARLES COX AND WIFE JOY COX, by deed dated _____ and recorded _____ in Instrument Number _____ of official records.

True Copy Certification

I, Melony Witthaus, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Texas

Count of Dallas

Personally, appeared before me, Allyn Morgan, notary public for this county and state, appeared Melony Witthaus, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05-10-2020

Notary Seal

ALLYN MORGAN
Notary Public, State of Texas
Comm. Expires 05-10-2020
Notary ID 13065766-2