Karen Johnson Davidson County
Batch# 373195 DEEDQC
03/17/2020 09:14:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200317-0029256

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE)
MUSIC CITY ESTATE LAW **1650 Murfreesboro Road, Suite 208** **Franklin, TN 37067** **(615) 628-7775**	COUNTY OF WILLIAMSON) The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust. Anne B. Shacklett Affiant Subscribed and sworn to before me March 4, 2020. Justin Gilbert Notary public My commission Expires: July 11, 2021

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Anne B. Shacklett 7716 Scenic River Lane Nashville, TN 37221	Anne B. Shacklett and Albert Steven Bradford 521 Westward Winds Drive Nashville, TN 37221	114-140-00-100

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged Anne B. Shacklett, Grantor, does hereby quitclaim, transfer and convey unto Anne B. Shacklett, Trustee of the Anne B. Shacklett Living Trust dated March 4, 2020, her one-half right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Being Lot No. 54, on the Plan of Thousand Oaks Estates, as of record in Book 4563, Page 425, Register's Office for said County.

Beginning at the westerly margin of Forrest Valley Drive at the corner of lots 53 and 54; thence westerly with the line between said lots, 324.38 feet; thence northerly along the rear of lot 54, 138.63 feet to the south margin of Highway 70; thence easterly with the said margin, 285.04 feet to a monument; thence around a curve in a south-easterly direction 39.27 feet to a monument in the westerly margin of Forrest Valley Drive; thence southerly with said Drive, 112.88 feet to the beginning.

Being the same property conveyed to Albert Lee Bradford and wife, Lula B. Bradford. Albert Lee Bradford died on May 24, 1974 leaving Lula B. Bradford as surviving tenant by the entireties. Lula B. Bradford died intestate on March 20, 2010 leaving as her sole heirs her two children, Albert Steven Bradford and Anne B. Shacklett, as evidenced by Affidavit of Heirship of record in Instrument No. 20110915-0071814. Albert Steven Bradford and Anne B. Shacklett conveyed to themselves by quitclaim deed of record in Instrument No. 20110916-0072096, Register's Office for Davidson County, Tennessee.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This improved property known as 381 Forrest Valley Drive, Nashville, Tennessee 37209.

Witness my hand March 4, 2020.

Anne B. Shacklett

Anne B. Shacklett, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Anne B. Shacklett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office March 4, 2020.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

Justin Gilbert

Justin Gilbert, Notary Public
My commission expires: July 11, 2021