Karen Johnson Davidson County
Batch# 388685 DEEDQC
04/20/2020 03:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200420-0041338

This Instrument Prepared By:
Russell D. Gill, Attorney at Law
NOLENSVILLE LAW GROUP, PLLC
Post Office Box 8
Nolensville, TN 37135

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided the Grantors named herein. The service provided is limited to the preparation of this instrument for recording purposes only. No title examination or other inspection was requested by the either party or performed by the preparer of this instrument.

Send Tax Bill to New Owner:
Dr. Fred Shanks
9053 Macauley Lane
Nolensville, TN 37135

Map-Parcel:
133-14 Map
91 Parcel

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-15-2021

The actual consideration or value, whichever is greater, for these transfers is $0.00.

AFFIANT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this the 10th day of April, 2020.

NOTARY PUBLIC
My Commission Expires: 12/15/2021

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-15-2021

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and zero/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, FRED R. SHANKS, and wife DONNA D. SHANKS, as Grantors, do hereby Remise, Release, and Quitclaim to FRED R. SHANKS, O.D, LLC, a limited liability company organized under the laws of the state of Tennessee, as Grantee, its successors and assigns, all right, title, and interest in a certain tract or parcel of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Chaparral Acres, Section 3, as shown on plat of record in Plat Book 4470, page 22, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to FRED R. SHANKS, and wife DONNA D. SHANKS, by Warranty Deed from BOBBIE J. DERRYBERRY, of record at instrument number 199912170304450, dated and recorded on the 17th day of December 1999, in the Register's Office of Davidson County, Tennessee.

The is improved property known as 412 Elysian Fields Road, Nashville, TN 37211.

This conveyance is subject to any and all relevant easements of record, covenants, conditions, or restrictions and the like of record, zoning restrictions, and other matters of record or of law, with specific reference to the following matters:

1. Restrictions and Easements as contained in Book 3990, page 425, as re-recored in Book 3991, page 170, Register's Office of Davidson County, Tennessee.
2. All matters shown on Plat recorded in Book 4470, page 22, Register's Office of Davidson County, Tennessee.
3. Reservations and Easements referenced in Lease in Book 2788, page 159, as supplemented in Book 2836, page 609, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed on this 10th day of April, 2020.

FRED R. SHANKS, Grantor

DONNA D. SHANKS, Grantor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for the said County and State, the within named FRED R. SHANKS, the Grantor, with whom I am personally acquainted, or who proved his identity to me on the basis of satisfactory evidence, and who executed in my presence the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 10th day of APRIL, 2020.

Notary Public
My Commission Expires: 12/15/2021

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-15-2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for the said County and State, the within named DONNA D. SHANKS, the Grantor, with whom I am personally acquainted, or who proved her identity to me on the basis of satisfactory evidence, and who executed in my presence the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 10th day of APRIL, 2020.

Notary Public
My Commission Expires: 12/15/2021

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-15-2021

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY