Karen Johnson Davidson County
Batch# 429241 DEEDQC
07/01/2020 09:10:10 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200701-0071125

FROM:

DOUGLAS CRUICKSHANKS, JR. AND SONDRA B. CRUICKSHANKS, AS TENANTS IN COMMON

TO:

BRIAN S. SHELTON, TRUSTEE

FROM:

BRIAN S. SHELTON, TRUSTEE

TO:

DOUGLAS CRUICKSHANKS, JR. AND WIFE, SONDRA B. CRUICKSHANKS

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: **BRIAN SHELTON, atty.** **Carter Shelton Jones, PLC** **2021 Richard Jones Road, Suite 240** **Nashville, Tennessee 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me, this 29th day of June, 2020. Notary Public My Commission Expires: 3/7/23

CELESTE ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Number
Douglas Cruickshanks, Jr and wife, Sondra B. Cruickshanks 434 Westview Ave Nashville, TN 37205	SAME	Parcel ID: 11615002800

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to terminate a tenancy in common, and in lieu thereof to create a tenancy by the entireties between

us, we, Douglas Cruickshanks, Jr. and Sondra B. Cruickshanks, hereby remise, release and quitclaim unto Brian S. Shelton, Trustee, his successors and assigns, the tract of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Brian Shelton, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto Douglas Cruickshanks, Jr. and wife, Sondra B. Cruickshanks, as tenants by the entirety, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 29th day of June, 2020.

Douglas Cruickshanks, Jr.

Sondra B. Cruickshanks

Brian S. Shelton, Trustee

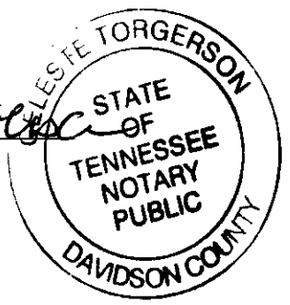
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas Cruickshanks, Jr. and Sondra B. Cruickshanks, with whom I am personally acquainted, and who acknowledged that each one of them executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of June, 2020.

My Commission Expires: 3/7/23

Notary Public



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian S. Shelton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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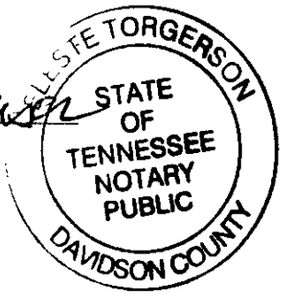


EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot 82-B and the northerly 6 feet of Lot No. 84 on the Plan of Royal Oaks Subdivision, of record in Book 974, page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 82-B and the northerly 6 feet of Lot 84 front 126 feet on the easterly margin of Westview Avenue and extends back between parallel lines 126 feet to a dead line.

Being the same property conveyed to Sondra B. Cruickshanks, by deed of record instrument number 20071108-0132027.

Being the same property conveyed by Quitclaim Deed from Sondra B. Cruickshanks to Douglas Cruickshanks, Jr. as recorded on November 27, 2012, by deed of record Instrument No. 20121127-0108729 in Register's Office, Davidson County, Tennessee.

This Improved property is known as 434 Westview Ave. Nashville, Tennessee 37205.