THIS DOCUMENT PREPARED BY: **Brian Shelton** Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240 Nashville, TN 37215 Karen Johnson Davidson County Batch# 429241 DEEDQC 07/01/2020 09:10:10 AM 3 pgs Fees: $17.00 Taxes: $0.00 20200701-0071126	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: 3/17/23 CELESTE TORGERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of new owner: Douglas Cruickshanks, Jr and Sondra B. Cruickshanks, Trustees 434 Westview Ave Nashville, TN 37205	Send Tax Bills to: SAME	Map-Parcel Numbers: Parcel ID: 11615002800

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Douglas Cruickshanks, Jr. and wife, Sondra B. Cruickshanks (together the "Grantors"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interest in the subject parcels of real property, hereby release, remise and quitclaim unto, Douglas Cruickshanks, Jr. and wife, Sondra B. Cruickshanks, Trustee of the Cruickshanks Family Revocable Trust dated June 29, 2020, all right, title and interest of the Grantors in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

Tennessee Code Annotated Section 35-15-510 shall apply to this property and any proceeds of this property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Grantors and Grantee 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.

WITNESS our hands on June 29, 2020.

DOUGLAS CRUICKSHANKS, JR.

SONDRA B. CRUICKSHANKS

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 wife, Sondra B. Cruickshanks, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on June 29, 2020.

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 11/6/2021

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.

Being the same property conveyed by Sondra B. Cruickshanks and Douglas Cruickshanks, Jr. as tenants in common to Brian S. Shelton , Trustee and from Brian S. Shelton Trustee to Douglas Cruickshanks, Jr. and wife, Sondra B. Cruickshanks, tenant by the entirety, by deed of record Instrument No. 20200701-0071125 in Register's Office, Davidson County, Tennessee.

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