Karen Johnson Davidson County
Batch# 432251 DEEDQC
07/08/2020 07:56:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200708-0073492

1-2 7.1.20 2059089

This instrument prepared by:
RYAN J. MOORE, ATTORNEY AT LAW
115 North Spring Street
McMinnville, Tennessee 37110
UPON INFORMATION FURNISHED BY PARTIES

12

Tax Information:
Map 082-04-0A-002.00-CO

Person or Entity Responsible
for Payment of Taxes:
Christopher Grant Bullen
and Alex C. Self
1009B N 5th St.
Nashville, TN 37207

Property Address:
1009 N. 5th Street
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF WARREN

I hereby swear or affirm that the actual consideration for this transfer is $0 and that this transfer is exempt from transfer tax in accordance with T.C.A. 67-4-409 (a)(4).

C. Grant Bullen
Affiant

Sworn to and subscribed to before me,
this 30th day of June, 2020.

Sonia Ramirez
NOTARY PUBLIC OR
REGISTER OF DEEDS
My Commission Expires: 3/11/2024

SONIA RAMIREZ
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

QUITCLAIM DEED

MATT SHIELDS

TO

CHRISTOPHER GRANT BULLEN AND ALEX C. SELF

FOR ADEQUATE CONSIDERATION, the receipt of which is hereby acknowledged, and other good and valuable consideration, the undersigned Grantor, **MATT SHIELDS**, conveys and quitclaims unto Grantees **CHRISTOPHER GRANT BULLEN and ALEX C. SELF**, his 1/3rd undivided interest in and to certain lands situated in Davidson County, Tennessee, known as 1009 N. 5th Street, Nashville, Tennessee and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit "B" on the Horizontal Property Regime for 1009 North 5th Street Cottages, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140730-0067949, Register's Office for Davidson

County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Grant Bullen, a 1/3rd undivided interest and Alex C. Self, a 1/3rd undivided interest by Quitclaim Deed from Matt Shields of record in Instrument Number 20200420-0041151, Register's Office of Davidson County, Tennessee.

IT IS UNDERSTOOD AND ACKNOWLEDGED BETWEEN THE PARTIES THAT NO TITLE SEARCH OR TITLE OPINION HAS BEEN PREPARED BY RYAN J. MOORE, ATTORNEY AT LAW CONCERNING THIS TRANSFER, HENCE NO REPRESENTATIONS ARE MADE CONCERNING THE EXISTANCE OF ANY LIENS, LEASES, MORTGAGES, EASEMENTS, RIGHTS OF WAY, ETC.

The preparer of this instrument has not given any party hereto any tax advice regarding the consequences of this conveyance.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 23 day of June, 2020.

MATT SHIELDS

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~WARREN~~ Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **MATT SHIELDS**, the within named Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who acknowledged to me that he executed the within and foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 23 day of June, 2020.

OFFICIAL SEAL
M. CABALLERO
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 549894
My Comm. Expires Aug. 15, 2022

NOTARY PUBLIC

My commission expires: 08-15-2022

Failure to properly record this instrument could seriously jeopardize your ownership rights.