Karen Johnson
Batch# 455697
08/13/2020 08:54:54 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20200813-0090517

EXECUTORS **1 DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Leonard Shelton Zarelda Shelton

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 2-20-2023
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 02-20-2023

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO: NEW OWNER	MAP-PARCEL NUMBERS:
(NAME) Leonard Shelton & Zarelda Shelton	(NAME) Same	164-00-0-94.00
(ADDRESS) 3736 Pin Hook Rd	(ADDRESS) Same	
(CITY) (STATE) (ZIP) Nashville, TN 37013	(CITY) (STATE) (ZIP) Same	

KNOW ALL MEN BY THESE PRESENTS that Holman Shelton died on December 13, 2016, leaving a will dated April 10, 2007. The Will was admitted to probate on January 20, 2017, in the Seventh Circuit Court, Probate Division, Davidson County, Tennessee, Docket Number 17P109. The Will named Leonard Shelton and Zarelda Shelton as Executors. The Executors were duly qualified. All debts of the decedent have been paid. The Executors by signing this Deed releases any rights the Executors have to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the provisions of the Will of Holman Shelton, Leonard Shelton and Zarelda Shelton, Executors, quitclaims to Leonard Shelton and Zarelda Shelton by as tenants by the entirety all rights, title and interest in the following described real estate in Davidson County, Tennessee, to wit:

Land in the 2nd Civil District of Davidson County Tennessee, described according to a survey made by George W. Watkins, Surveyor, October 21, 1949, and more particularly described as follows:

Beginning at a railroad spike in the center of Pin Hook Road, the southwest corner of the land now owned by Daniel E. Taylor and wife, and the southeast corner to the Tune lands now owned by Whiteside; thence South 83 deg. 30 min East 210 feet to another railroad spike; thence North 4 deg. 05 min. East 630 feet to a hickory and cedar pointers; thence North 83 deg. 30 min. West a point in the dividing line between the Taylor land the Tune land; thence South 4 deg. 05 min. West 630 feet to the beginning point in the center of Pin Hook Road.

Being the same property conveyed to Holman Shelton by Quitclaim Deed from Leonard Shelton Sr. being of record in Instrument No. 20160929-0102711, Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is known as 3736 Pin Hook Rd, Nashville, Tennessee 37086.

WITNESS OUR HAND this 29 day of July, 2020.

GRANTORS OF THE ESTATE:

LEONARD SHELTON, EXECUTOR

ZARELDA SHELTON, EXECUTRIX

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, LEONARD SHELTON and ZARELDA SHELTON, with whom I am personally acquainted, and who acknowledged that she executed the foregoing EXECUTORS QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 29 day of July, 2020.

NOTARY PUBLIC

My commission expires: 2-20-2023

MISTY D. DICKMEYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 02-20-2023