Karen Johnson Davidson County
Batch# 455697 DEEDQC
08/13/2020 08:54:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200813-0090518

DEED

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

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

Notary Public

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

DICKMEYER NOTARY PUBLIC STATE OF TENNESSEE 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	(NAME) Same	164-00-0-94.00
(ADDRESS) 3756 Pin Hook Road	(ADDRESS) Same	
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP) Same	

KNOW ALL MEN BY THESE PRESENTS that **Zarelda Shelton**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto, **Leonard Shelton**, his heirs, successors and assigns, his entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

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 Leonard Shelton Sr. and Zarelda Shelton by Executors' Deed from Leonard Shelton Sr. and Zarelda Shelton as Co-Executors of the Estate of Holman Shelton being of record in Instrument No. 20200813-0090517, Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO all restrictive covenants, easements, and setback lines of record in Plat Book 2083, page 69; of the Register's Office of Davidson County, Tennessee; AND, to all zoning and subdivision regulations of the appropriate governmental body.

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 MY HAND this 29 day of July, 2020.

Zarelda M. Shelton

ZARELDA SHELTON

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, ZARELDA SHELTON, with whom I am personally acquainted, and who acknowledged that she executed the foregoing 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