AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280128619

Karen Johnson Davidson County
Batch# 504913 DEEDQC
10/30/2020 08:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201030-0126484

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 145 07 0 068.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 23 day of October, 2020, by and between **JOHN F. SHEA and RAY I. BOOTH, MARRIED TO EACH OTHER, WHO BOTH ACQUIRED TITLE AS UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 1128 TRAVELERS RIDGE DR, NASHVILLE, TN 37220, hereinafter referred to as Grantor(s) and **JOHN F. SHEA and RAY I. BOOTH, MARRIED TO EACH OTHER, AS TENANTS BY THE ENTIRETY**, a mailing address of 1128 TRAVELERS RIDGE DR, NASHVILLE, TN 37220, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1128 TRAVELERS RIDGE DR, NASHVILLE, TN 37220

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20070315-0031879, recorded on 03/15/2007 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

JOHN F. SHEA

RAY I. BOOTH

STATE OF Massachusetts
COUNTY OF Middlesex

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **JOHN F. SHEA AND RAY I. BOOTH,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Massachusetts, this 23rd day of October, 2020.

Notary Public
My Commission expires: 1-1-2021

CHRISTINE ANN BEAUDIN
Notary Public
Massachusetts
Commission Expires Jan 1, 2021

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Massachusetts
COUNTY OF Middlesex

Sworn to before me this 23rd day of October 2020

Notary Public
My Commission Expires: 1-1-2021

CHRISTINE ANN BEAUDIN
Notary Public
Massachusetts
Commission Expires Jan 1, 2021

Name and address for person(s) responsible for taxes:

JOHN F. SHEA and RAY I. BOOTH
1128 TRAVELERS RIDGE DR
NASHVILLE, TN 37220

Name and address of property owner:

JOHN F. SHEA and RAY I. BOOTH
1128 TRAVELERS RIDGE DR
NASHVILLE, TN 37220

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 34 ON THE PLAN OF RESUBDIVISION OF LOTS 34 AND 35 INNS OF GRANNY WHITE AS OF RECORD IN PLAT BOOK 6900, PAGE 412, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EVERETTE I. HOWELL AND WIFE, SHERRY W. HOWELL, BY DEED DATED DECEMBER 3, 2001, FROM DILLARD G. ADAMS AND WIFE SUSAN COLE ADAMS, OF RECORD IN INSTRUMENT NO. 20011204-0132862, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING FURTHER CONVEYED TO SHERRY W. HOWELL BY QUITCLAIM DEED FROM EVERETTE I. HOWELL, JR. OF RECORD IN INSTRUMENT NO. 200311100164607, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2007 CITY/COUNTY TAXES WHICH HAVE BEEN PRORATED BY THE PARTIES AND ASSUMED BY THE GRANTEE.

2. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR INNS OF GRANNY WHITE OF RECORD IN BOOK 6566, PAGE 473, AMENDED IN BOOK 8595, PAGE 423 AND INSTRUMENT NO. 20060308-0027157, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, (OMITTING THEREFROM ANY COVENANTS, CONDITIONS OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANTS, CONDITIONS OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS).

3. CHARTER OF INCORPORATION OF CHARTER OF INNS OF GRANNY WHITE HOMEOWNERS' ASSOCIATION OF RECORD IN BOOK 8741, PAGE 252, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

4. ALL MATTERS APPEARING ON THE PLAN OF RECORD AS BOOK 6900, PAGE 412, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

5. EASEMENT FOR DRIVEWAY INGRESS AND EGRESS OF RECORD IN BOOK 7377, PAGE 816, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID Number: 145 07 0 068.00

PROPERTY COMMONLY KNOWN AS: 1128 TRAVELERS RIDGE DR, NASHVILLE, TN 37220

Tennessee Certification of Electronic Document

I, SALLY Jo SMITH, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sally Jo Smith
Signature

State of PENNSYLVANIA
County of ALLEGHENY

Personally appeared before me, Katie Peterson, a notary public for this county and
Notary's Name

state, Sally Jo Smith, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Katie Peterson
Notary Signature

MY COMMISSION EXPIRES: 7-18-21

NOTARY'S SEAL

Commonwealth of Pennsylvania
Notarial Seal
KATIE PETERSON - Notary Public
ALLEGHENY TWP, ALLEGHENY COUNTY
My Commission Expires Jul 18, 2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).