Karen Johnson Davidson County
Batch# 537156 DEEDQC
12/17/2020 01:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201217-0149535

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Shane Scott Horton, Affiant Subscribed and sworn to before me, this 15th day of December, 2020. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Shane Scott Horton 310 Chapel Avenue Nashville, TN 37206	SAME	83-2-296 27W 3815

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Shane Scott Horton**, hereinafter called the Grantor, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of

Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Blakely Scott, LLC, a Tennessee Limited Liability Company**, and to its successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

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

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

WITNESS our hands this 15th day of December, 2020.

Shane Scott Horton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shane Scott Horton, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 15th day of December, 2020.

ALLEN M. BOHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, being the west part of Lot No. 62 and a small strip out of the southwest corner of Lot No. 63 on the Map of Bransford Realty Company's Subdivision of part of Lot 6 in the Brownsville Plan of Lots, as of record in Book 332, page 38, Register's Office for said County, and described as follows:

Beginning at the northeast intersection of Chapel Avenue and Locke Avenue; thence easterly along the north margin of Locke Avenue, 141 feet to the property of Mary Masters Patterson; thence along Patterson's westerly line, northerly 55 feet to a point at Patterson's inner corner, and continuing with her south line, westerly 73 feet to a point at the corner of a frame garage which is 5 feet north of the line between Lots Nos. 62 and 63; thence westerly 91 feet to the common corner of Lots Nos. 62 and 63, in the east margin of Chapel Avenue; thence with the margin of the same, southerly 54.5 feet to the point of beginning.

Being the same property conveyed to Shane S. Horton by deed of record in Instrument No. 20001016-0102460, Register's Office for Davidson County, Tennessee.

Shane Scott Horton and Shane S. Horton are one and the same person.

This is improved property known as 300 Chapel Avenue, Nashville, Tennessee 37206.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, do hereby make oath that I am a licensed attorney and/or the 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.

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Alice M. Bohannon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

