Karen Johnson Davidson County
Batch# 584777 DEEDQC
03/04/2021 12:41:16 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20210304-0028434

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument prepared by:

Gary W. Temple
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

Based upon information provided by client

The actual consideration for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me this day of February, 2021.

NOTARY PUBLIC

My Commission expires:

BLAKE FREEMAN Notary Public DAVIDSON COUNTY, TENNESSEE My Commission Expires 05-07-2024

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Jack W. Shrum 1331 Dickerson Pike Nashville, Tennessee 37207	Same	Map 71-15

KNOWN ALL MEN BY THESE PRESENT that Cheryl Shrum, individually and in her capacity as Administrator's of the Estate of Jeffery T. Shrum, Probate Court for Davidson County, Tennessee, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these present hereby quitclaim and convey unto Jack W. Shrum, my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 2, 3 and 4 on the Plan of Eastmoreland Place, Shields Subdivision, of record in Book 161, page 170, Register's Office for said County, and the west one-half (1/2) of an alley closed and abandoned by Agreement of record in Book 2930, page 414, in said Register's Office, described according to Survey of Dale and Associates, dated March 8, 1991, Job No. 91025, as follows:

Beginning at the southeast intersection of Lucile Street and North First Street/Dickerson Pike, said point being the northwest corner of the property herein described; thence with southerly margin of Lucile Street, South 82 dg. 30 min. 37 sec. East, a distance of 125.01 feet to an iron rod; thence leaving said street, South 13 deg. 22 min. 28 sec. West, a distance of 124.20 feet to a point; thence, North 82 deg. 30 min. 40 sec. West, a distance of 124.98 feet to the easterly margin of Dickerson Pike; thence with the easterly margin of Dickerson Pike and around a curve to the right having a central angle of 02 deg. 29 min. 02 sec., a radius of 2,865.00 feet, a tangent of 62.11 feet, for a total length of 124.21 feet to the point beginning and containing 0.35 acres of land, more or less.

Being the same property conveyed to Ewin E. Warmack and wife, Lorene A. Warmack, by deed from C.W. Bond, Commissioner of Highway and Public Works of the State of Tennessee, of record in Book 2101, page 194, and by Deed from Paul E. Warmack of record in Book 2101, page 194, and by Deed from Paul E. Warmack of record in Book2148, page 205, Register's office of Davidson County, Tennessee; the said Ewin E. Warmack having since died.

Being the same property conveyed to Jack W. Shrum and Jeff T. Shrum by deed from Lorene A. Womack, unmarried, of record in Book 8310, page 159, Register's Office of Davidson County, Tennessee.

This is improved property known as 1331 Dickerson Pike, Nashville, Tennessee 37207.

Jeffrey T. Shrum and Jeff T. Shrum being one and the same.

WITNESS my hand this 26 day of February, 2021.

Cheryl Shurm

Cheryl Shrum, Administrator of
Estate of Jeffery T. Shrum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Cheryl Shrum, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 26 day of February, 2021.

BLAKE FREEMAN
State of Tennessee Notary Public
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: _____

My Commission Expires 05-07-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Cheryl Shrum, Administrator for the Estate of Jeffery T. Shrum, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 26 day of February, 2021.

BLAKE FREEMAN
State of Tennessee Notary Public
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: _____

My Commission Expires 05-07-2024