Karen Johnson Davidson County
Batch# 589286 DEEDQC
03/11/2021 10:29:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210311-0032255

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Suite 710
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
Terrence B. Shirey, Jr., Trustee Melissa M. Shirey, Trustee The Shirey Community Property Trust 1507 Linden Avenue Nashville, TN 37212	Terrence B. Shirey, Jr., Trustee Melissa M. Shirey, Trustee 1507 Linden Avenue Nashville, TN 37212	105-13-0-083.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Melissa Shirey** and **Terry Shirey (a/k/a Terrence B. Shirey, Jr.)**, as Grantors, by these presents do hereby quitclaim and convey unto **Terrence B. Shirey, Jr.** and **Melissa M. Shirey, Trustees, of The Shirey Community Property Trust, U/A Dtd. March 8, 2021**, as Grantees, all of their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

PLEASE SEE ATTACHED EXHIBIT "A"

This conveyance is improved real property known as 1507 Linden Avenue, Nashville, Tennessee 37212.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF I have hereunto set my hand and seal on this 8 day of March, 2021.

Terrence B. Shirey, Jr.

Melissa M. Shirey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan N. Joynt, a Notary Public in and for said County, **Terrence B. Shirey, Jr.** and **Melissa M. Shirey**, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of March, 2021.

Notary Public

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1-3-23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Terrence B. Shirey, Jr.

Subscribed and sworn to before me, this 8 day of March, 2021.

Notary Public

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1-3-23

1177400.010.sm.Quitclaim Deed - Linden Avenue

EXHIBIT "A"

A certain tract or parcel of real land in Davidson County, State of Tennessee, described as follows:

Bland in Davidson County, Tennessee, being the west one-half of Lot No. 59 on the Belmont Land Company's Plan Called "Belmont Heights" of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee. Said part of said Lot fronts 50 feet on the south side on Linden Avenue and runs back parallel lines 188 feet to an alley.

Being the same property conveyed to Melissa Shirey and Terry Shirey, husband and wife, from Courtney T. Little and Sophie Little, husband and wife, by Warranty Deed dated the 25th day of June, 2015 and of record as document No. 20150630-0062999, Register's Office for Davidson County, Tennessee.