Karen Johnson Davidson County
Batch# 589286 DEEDQC
03/11/2021 10:29:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210311-0032256

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	092-13-0-216.00

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**, as Grantor, by these presents does 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 her 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 3802 Nevada Avenue, Nashville, Tennessee 37209.

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.

Melissa M. Shirey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Notary Public

My Commission Expires: 1-3-23

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Melissa M. Shirey

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

Notary Public

My Commission Expires: 1-3-23

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

1177400.011.sm.Quitclaim Deed – Nevada Avenue

EXHIBIT "A"

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

Land in Davidson County, Tennessee, being the Westerly 50 feet of the Easterly 100 feet of Lot No. 2 Block 27 on the Plan of Charlotte Park Company's 2nd Addition of record in Plat Book 421, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melissa Shirey, from Stephen L. Betts, unmarried, by Warranty Deed dated the 27th day of July, 2020 and of record as document No. 20200731-0084483, Register's Office for Davidson County, Tennessee.