THIS DOCUMENT PREPARED BY:
Brian Shelton
Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 630039 DEEDQC
05/06/2021 11:08:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210506-0060948

WARNER JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2021.

Notary Public

My Commission Expires:

3/6/24

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Brian Elliott Sexton and Frances Baptiste Sexton, Co-Trustees of the Brian and Frances Sexton Revocable Trust dated May 3rd, 2021 1633 Stokely Lane Nashville, TN 37138	SAME	063-08-0-225.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that FRANCES B. SEXTON and BRIAN E. SEXTON, wife and husband (together the "Grantors"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their entire interest in the subject parcels of real property, hereby release, remise and quitclaim unto, BRIAN ELLIOTT SEXTON AND FRANCES BAPTISTE SEXTON, CO-TRUSTES OF THE BRIAN AND FRANCES SEXTON REVOCABLE TRUST dated May 3rd, 2021, all right, title and interest of the Grantors in and to certain tracts or parcels of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

Tennessee Code Annotated Section 35-15-510 shall apply to this property and any proceeds of this property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

WITNESS our hands on May 3, 2021.

Brian E. Sexton

Frances B. Sexton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal on May 3, 2021.

BRIAN S SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 11/6/2021

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 105, Phase One, Cleveland Hall Subdivision, as shown on the plat of record in Book 11700, Page 51, and as correct in Instrument No. 19991209-0301348, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Frances B. Sexton and Brian E. Sexton, wife and husband, by Warranty Deed dated June 4, 2019, from Pal Park and Hyun Hee Park, husband and wife, of record as Instrument Number 20190605-0053678, Register's Office, Davidson County, Tennessee.

Subject to the plan of record in Plat Book 11700, page 51 and as correct in Instrument No. 19991209-0301378, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 11725, page 76; amended in Instrument Nos; 20050307-0024504, 20051202-0144894, 20060113-0005680, 20071220-0146113, 20080208-0013290 and 20081014-0103112, said Register's Office.

Subject to HOA Charter of record in Book 11725, page 70, said Register's Office.

Subject to a Bellsouth Telecommunication easement of record in Book 11720, Page 325; Easement of record in 7994, Page 173, Book 8006, Page 677 and Book 8068, Page 524 , said Register's Office.

Subject to Conveyance of Common Areas in Instrument No. 20130816-0086466, said Register's Office.

This Improved property is known as 1633 Stokley Lane, Nashville, TN 37138