Karen Johnson Davidson County
Batch# 692724 DEEDQC
08/09/2021 09:10:25 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210809-0106647

File No.

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ day of August, 2021.

Notary Public

MY COMMISSION EXPIRES: ____

(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
January 23, 2023

Athens Title & Escrow, LLC
5115 Maryland Way
Brentwood, TN 37027
(615)815-1992

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Ray Shearls	Same	MAP 018
(NAME) 203 Fannin Drive	(NAME)	GROUP 12 0
(ADDRESS) Goodlettsville, Tennessee 37072	(ADDRESS) ,	PARCEL 013.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jimmy Ray Shearls, a widower and Tammy K. Nauman, a married woman

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jimmy Ray Shearls, an unmarried man,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Mansker Heights, as of record in Book 2900, page 10, Register's Office for said County.

Said lot fronts 110 feet on the westerly side of Fannin Drive and runs back 286.7 feet on the south line and 348.2 feet on the northerly line, which is a broken line to a dead line in the rear on which it measures 183.8 feet.

Being the same property conveyed to Jimmy Ray Shearls for life, with the remainder to Tammy K. Nauman, by Quitclaim Deed from Jimmy Ray Shearls and wife, Sheila Shearls, dated February 23, 2018 and filed of record February 26, 2018 in Instrument No. 20180226-0017934, Register's Office for Davidson County, Tennessee. Sheila Shearls having pre-deceased her husband on November 16, 2020, leaving him sole heir and owner of said property by operation of law.

This is investment property only and has never been the residence of the grantor, Tammy K. Nauman, at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **203 Fannin Drive, Goodlettsville, Tennessee 37072.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 5th day of August, 2021.

Jimmy Ray Shearls

Tammy K. Nauman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, **Jimmy Ray Shearls** with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2021.

NOTARY PUBLIC

My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, **Tammy K. Nauman,** with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of August, 2021.

NOTARY PUBLIC

My Commission Expires

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: _____

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027