Karen Johnson Davidson County
Batch# 723869 DEEDQC
09/27/2021 08:10:04 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210927-0128945

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Ben P. Shields, Jr., Trustee
Ben P. Shields Jr. Revocable Living Trust
3713 Wimbledon Road
Nashville, TN 37215

Barbara B. Shields, Trustee
Barbara B. Shields Revocable Living Trust
3713 Wimbledon Road
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map and Parcel No.
116-12-0-150.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Ben Shields and wife, Barbara Shields,** ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer a fifty percent interest (50%) unto **Ben P. Shields, Trustee, Ben P. Shields Revocable Living Trust Agreement dated July 8, 1993** and a fifty percent interest (50%) unto **Barbara B. Shields, Trustee, Barbara B. Shields Revocable Living Trust Agreement dated July 8, 1993** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Waller & Crocker Subdivision, of record in Instrument No. 20060601-0064569, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **Ben Shields and wife, Barbara Shields**, by Warranty Deed dated July 11, 2013, from **Gregory Hersh, unmarried and Merle Born, unmarried, as tenants in common with right of survivorship**, recorded in Instrument No. 20130718-0074675, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **3713 Wimbledon Rd., Nashville, TN 37215.**

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 8th day of September 2021.

Ben Shields

Barbara Shields

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Ben Shields**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of September 2021.

Notary Public

My Commission Expires:

~~My Commission Expires~~
September 6, 2022

MICHAEL BENOIT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Barbara Shields**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of September 2021.

Notary Public

My Commission Expires:

My Commission Expires
September 6, 2022

MICHAEL BENOIT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 8th day of September 2021.

Notary Public

My Commission Expires:

My Commission Expires
September 6, 2022

MICHAEL BENOIT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY