This Instrument Prepared by:
SHANNON C. SMITH
Attorney at Law
P.O. Box 150888
Nashville, Tennessee 37215-0888
615-410-7692

The actual consideration or value, whichever is greater, for this transfer is zero dollars ($0.00).

Katherine Mask Nelson
KATHERINE MASK NELSON, AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this

17 day of December, 2021.

Cynthia C. Chappell
NOTARY PUBLIC

My Commission Expires: 5/9/2023

CYNTHIA C. CHAPPELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2023

Karen Johnson Davidson County
Batch# 776367 **DEEDQC**
12/17/2021 01:12:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211217-0167302

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Katherine and Daniel Nelson
1704 Shackleford Road
Nashville, Tennessee 37215

SEND TAX BILLS TO:
SAME AS OWNER

TAX INFORMATION
131-03-0-118.00

FOR AND IN CONSIDERATION of our marriage and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the express purpose of making a re-conveyance and create a tenancy by the entirety, I, **Katherine Mask Nelson** (being the same person formerly known as Katherine Mask Jones and/or Katherine E. Mask) by these presents do hereby quitclaim and convey unto **Daniel Wolcott Nelson and wife, Katherine Mask Nelson**, to their heirs, successors and assigns, all my right, title and interest in 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. 31 on the Plan of Green Hills Subdivision, No. 2 of record in Book 547, Page 139, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Katherine E. Mask, an unmarried woman, by Quit Claim Deed from Katherine Mask Jones, dated April 21, 2003 and recorded June 5, 2003, of record in Instrument No. 20030605-0077606, Register's Office for Davidson County, Tennessee.

This is improved property, commonly known as 1704 Shackleford Road, Nashville, TN 37215.

THIS INSTRUMENT PREPARED SOLELY FROM INFORMATION FURNISHED BY THE PARTIES HERETO. NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN. THE PARTIES HAVE WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

WITNESS my hand this 17 day of December, 2021.

DANIEL WOLCOTT NELSON

KATHERINE MASK NELSON

STATE OF Davidson)
COUNTY OF Tennessee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Wolcott Nelson and wife, Katherine Mask Nelson, the within named bargainors, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee,

this 17th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 5/9/2023

CYNTHIA C. CHAPPELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2023