Name and Address of New Owner and Send Tax Bills To:

Michelle E Shaw
112 30th Ave N
Nashville TN 37203

This Instrument Prepared By:
Bell Law, PLLC
112 30th ave N
Nashville TN 37203

Karen Johnson Davidson County
Batch# 791280 DEEDQC
01/14/2022 02:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220114-0006232

Map & Parcel No: 072-16-0-028.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sharon Shaw McEwen,** "the Grantor," convey and quitclaim unto **Michelle E Shaw,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot(s) 56, as shown on the map entitled the Plan of Burchwood Gardens, Section 2, of record in Plat Book 2900, page 66, 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 **Morris E Shaw and Sharon Shaw McEwen by deed of record as Instrument No 20100121-0005282, Register's Office for Davidson County, Tennessee.**

Morris E Shaw and Sharon Shaw McEwen were married at the time of the original deed and he has since passed away.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 21 day of December, 2021.

Sharon Shaw McEwen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Sharon Shaw McEwen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 21 day of December, 2021.

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 21 day of December 2021.

Notary Public
My commission expires: 3/3/25

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

202201140006232

Tennessee Certification of Electronic Document

I, John A. Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on DEC 21 2021 (date of document).

Affiant Signature

1/10/2022
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 10 day of JAN, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/6/2025



NOTARY'S SEAL