Karen Johnson Davidson County
Batch# 792358 DEEDQC
01/18/2022 02:05:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220118-0006910

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Dwight P. Wiles Affiant Subscribed and sworn to before me, this 10th day of January, 2022. Notary Public My Commission Expires: 1/6/25

BRIANNA GRUTADAURIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 06, 2025

QUITCLAIM DEED

Address New Owner: Matthew R. Shultz 900 Division St. Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map/Parcel: 061-14-0-184.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Dwight P. Wiles, Trustee of the JC Only Trust** (hereinafter the "Grantor"), does hereby quitclaim, transfer and convey to **Matthew R. Shultz, unmarried**, his heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 87, Plan of E.B. Craig's Subdivision of Crownover Property, as shown on plat of record in Plat Book 894, Pages 640 and 641, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property. This legal description having been taken from the prior Deed of record referenced below.

Being the same property conveyed to Dwight P. Wiles, Trustee of the JC Only Trust, by Warranty Deed from Jeremy D. Howard and Erica Howard, husband and wife, dated November 27, 2017 and of record in Instrument No. 20171129-0121474, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3734 Burrus Drive, Nashville, TN 37216.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. This conveyance was made based on information provided by Grantor and without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of January, 2022.

Dwight P. Wiles, Trustee of the JC Only Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dwight P. Wiles, with whom I am personally acquainted, and who acknowledged that he is the Trustee of the grantor Trust referenced herein, and as such Trustee executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 10 day of January, 2022.

Notary Public

My Commission Expires: 1/6/25

BRIANNA GRUTADAURIA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPI