Karen Johnson Davidson County
Batch# 814904 DEEDQC
03/03/2022 01:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220303-0024525

NEW OWNER:

Jimmy Ray Shearls
203 Fannin Drive
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map: 18
Group: 12
Parcel: 13.00

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **JIMMY RAY SHEARLS, an unmarried man,** hereinafter called the Grantor, has quitclaimed to **JIMMY RAY SHEARLS for life, with the remainder to TAMMY K. NAUMAN**, hereinafter called the Grantee, her heirs and/or 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, an unmarried man, by Quitclaim Deed from Jimmy Ray Shearls, a widower and Tammy K. Nauman, a married woman, of record as Instrument 20210809-0106647, said Register's Office.

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.

WITNESS SIGNATURE(S) this 11 day of February, 2022.

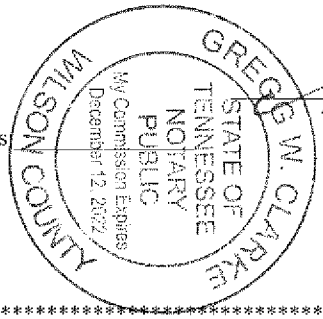
Jimmy Ray Shearls

JIMMY RAY SHEARLS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JIMMY RAY SHEARLS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 11 day of February, 2022.



Notary Public

My commission expires: _____

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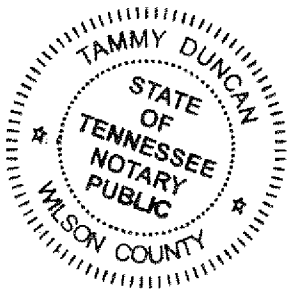
The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 11th day of February, 2022.

Notary Public

My commission expires: 4/28/23



Certificate of Authenticity

I, Celia Stewart-Rouse, 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 2/11/22.

Date

Celia Stewart Rouse

Affiant Signature

2/11/22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 11th day of February, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

