QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 834910 DEEDQC
04/05/2022 12:08:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220405-0039253

O-SB-RH-21-96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alexander Clay Henderson	**Same**	
(NAME)	(NAME)	**051-10-0K-002.00-CO**
96 Shields Lane		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEXANDER CLAY HENDERSON and NYCOLE PEARSON (F/K/A NYCOLE HENDERSON),** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ALEXANDER CLAY HENDERSON, UNMARRIED** hereinafter called the Grantee, his heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Shields Lane Residences I, a Horizontal Property Regime with Private Elements of record as Instrument No. 20201204 0140911 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexander Clay Henderson and Nycole Henderson, husband and wife by Warranty Deed from Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210702-0090137, Register's Office for Davidson County, Tennessee. Having since divorced and pursuant to the Final Decree of Divorce, Case No. 22D50, in the Third Circuit Court of Davidson County, Tennessee at Nashville, Nycole Henderson is now known as Nycole Pearson, and as such hereby conveys all her right, title, and interest held in the subject property to the Grantee. Alexander Clay Henderson hereby joins in the execution of this quitclaim deed to change his vesting status to unmarried.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **96 Shields Lane, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 31ST day of March, 2022.

Alexander Clay Henderson

Nycole Pearson
f/k/a Nycole Henderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDER CLAY HENDERSON the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31ST day of March, 2022.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31ST day of March, 2022.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212