This Form furnished by:
ATTORNEY GENE F. GUERRE

FROM:
JOCELYN MARIE SHRUM
also known as "JOCELYN FREIMUTH"

TO:
TIMOTHY FRANKLIN SHRUM

Karen Johnson Davidson County
Batch# 880731 DEEDQC
06/29/2022 02:09:37 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220629-0075358

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Timothy Franklin Shrum 7820 Oakfield Grove Brentwood, Tennessee 37027	SAME	Parcel No. 181-10-0A-286.00-CO

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, Docket No. 21D-1314.**

TIMOTHY FRANKLIN SHRUM

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 01/16/2025.
(AFFIX SEAL)

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-16-2025

This Instrument Prepared By:

GENE F. GUERRE, ATTORNEY
Rogers, Shea & Spanos
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register's Office for Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

I, **JOCELYN MARIE SHRUM also known as "JOCELYN FREIMUTH"**, do hereby quitclaim to **TIMOTHY FRANKLIN SHRUM**, all my marital interest, if any, in said real property in Brentwood, Davidson County, Tennessee as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 1013 on the Plan of Autumn Oaks Subdivision, Phase 10A, a Cluster Lot Subdivision of record in Plan at Instrument No. 20130812-0084048, 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 Jocelyn Freimuth and Timothy F. Shrum, joint tenants, by Warranty Deed from Steven R. Franke, unmarried, of record in Instrument No. 20180530-0051463 Register's Office for Davidson County, Tennessee, dated May 25, 2018, and recorded on May 30, 2018.

The conveyance of the above-described parcel of land is subject to the following:

1. **2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).**
2. **Subject to all matters shown on the Plan of record in Instrument No. 20130812-0084048, Register's Office for Davidson County, Tennessee.**
3. **PUD Boundary Plat of record in Plat Book 6900, Page 786, Register's Office for Davidson County, Tennessee.**
4. **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20010912-0099443, as amended in Instrument No. 20030513-0064238, Instrument No. 20100414-0028160 and Instrument No. 20101206-0096935, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**
5. **Charter of Autumn Oaks Homeowner's Association, Inc. of record in Instrument No. 20010912-0099442, in the Register's Office for Davidson County, Tennessee.**
6. **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, Page(s) 196 & 199, Book 11217, Page 799 and Book 7515, Page 298, in the Register's Office for Davidson County, Tennessee.**
7. **Any dedication of the Land, or part thereof, for cemetery or burial purposes and public or private rights created thereby. All conveyances, whether recorded or unrecorded, of grave lots, tracts or spaces, or easements therein, and all terms and provisions, including but not limited to those pertaining to maintenance, perpetual care or other trust obligations, contained in such**

conveyances or other cemetery related instruments. All outstanding burial rights, whether evidenced of record or not. All dedications of streets, roads and ways with said Land. Rights of ingress and egress to and from grave lots, tracts or spaces with said land, however created. Including but not limited to a one-fourth acre reserved for graveyard with right of ingress and egress as setout of record in Book 261, Page 284, and Book 6704, Page 397, in the Register's Office for Davidson County, Tennessee.

8. **Stormwater Detention Agreement of record in Instrument No. 200301 100004645, Instrument No. 20040128-0010895 and Instrument No. 200502220018903, in the Register's Office for Davidson County, Tennessee.**
9. **Right of Way Agreement to the Columbia Transmission Company of record in Book 4240, Page 667, in the Register's Office for Davidson County, Tennessee.**
10. **Contract of Easement and furnishing of water of record in Book 3376, Page 239, in the Register's Office for Davidson County, Tennessee.**
11. **Right of Way Agreement to Gulf Interstate Gas Company of record in Book 2245, Page 271 and Partial Release of Right of Way of record in Book 6968, Page 25, in the Register's Office for Davidson County, Tennessee.**
12. **Restrictions of record in Book 6704, Page 397, Book 6704, page 405 and Book 6968, Page 30, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**
13. **Easement for the purpose of obtaining water from the spring as set out in the deed of record in Book 475, Page 547, in the Register's Office for Davidson County, Tennessee.**
14. **Notice of Acceptance of Public Infrastructure of record in Instrument No. 20101207-0097319, in the Register's Office for Davidson County, Tennessee.**

This property is also known as improved property located at 7820 Oakfield Grove, Brentwood, TN 37027.

IN WITNESS WHEREOF I have hereunto set my hand on this the 17th day of June, 2022.

JOCELYN MARIE SHRUM
also known as "JOCELYN FREIMUTH"

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Michelle Marshall, a Notary Public in and for said County and State, the within named, **JOCELYN MARIE SHRUM also known as "JOCELYN FREIMUTH"**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 17th day of June, 2022.

Michelle
NOTARY PUBLIC

My Commission Expires: 7.7.25.
DATE

MICHELLE MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY