Karen Johnson Davidson County
Batch# 892291 DEEDQC
07/21/2022 03:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220721-0083795

THIS INSTRUMENT WAS PREPARED BY: **STEWART TITLE COMPANY** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 115** **HENDERSONVILLE, TN 37075** **A TITLE SEARCH WAS NOT PERFORMED FOR THE PREPARATION OF THIS DOCUMENT. THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES.**	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS DAY OF 2020. NOTARY PUBLIC MY COMMISSION EXPIRES:

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-21-2023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
JULIA M. SHEARER	Same as new owner	072 09 0W 002.00 C
(NAME) 910 B SPAIN AVENUE	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37216	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROBERT J. SHEARER AND LOTTE C. SHEARER, HUSBAND AND WIFE,** "GRANTORS", by these presents, does hereby quitclaim and convey unto **JULIA M. SHEARER, UNMARRIED,** hereinafter called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a 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, 910 Spain Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 910 Spain Avenue Townhomes of record in instrument number 201505200046528, 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 Julia M. Shearer, a single woman and Robert J. Shearer and Lotte C. Shearer, husband and wife, as tenants in common with the right of survivorship by Warranty Deed from Urban Properties, LLC, a Tennessee limited liability company, dated 03/16/2016 and recorded 03/18/2016, of record in Instrument 201603180025655, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **improved** property known as **910 B Spain Avenue, Nashville, TN 37216.**

WITNESS our hands this 18 day of November, 2020.

X _____
ROBERT J. SHEARER

X _____
LOTTE C. SHEARER

STATE OF Colorado

COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **ROBERT J. SHEARER AND LOTTE C. SHEARER** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand this 18th day of November, 2020.

_____
Notary Public

My Commission Expires: 2/15/22

973309

TRACY HOWARD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184007604
MY COMMISSION EXPIRES 02/15/2022

CERTIFICATE OF AUTHENTICITY

I, Janet L. Adams do hereby make oath that I am a licensed attorney and/or 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 11-18-20.

Affiant
Date: 7-21-22

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 21st day of July, 2022

Notary Public

My Commission Expires:

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024