Karen Johnson Davidson County
Batch# 894300 DEEDQC
07/26/2022 03:34:30 PM 4 pgs
Fees: $23.00 Taxes: $370.00
20220726-0085426

This instrument prepared by:
Samuel J. Blanton
Tune, Entrekin & White, PC
500 11th Avenue North, Suite 600
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 100,000.00. This 26th day of July, 2022.

Lindsay Weeks
AFFIANT

Lindsay Weeks
NOTARY PUBLIC

LINDSAY M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 31, 2023

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Thomas Shacklett 508 Johnstown Drive Smyrna, TN 37167	New Owner	119-01-161

For the purpose of vesting fee simple title and record title to the hereafter described real property into the hereinafter Grantee, Margaret Warren (aka Peggy Warren) as Grantor does hereby bargain, sell, transfer and convey unto Thomas Shacklett, the Grantor, its successors and assigns, all its right, title, and interest in and to property located in Nashville, Davidson County, Tennessee, more particularly described on the attached Exhibit A.

IN WITNESS WHEREOF, this Quitclaim Deed has been executed this 25th day of July 2022.

[Signatures of Grantor is on the following page.]

By: Margaret Warren
Name: Margaret Warren (aka Peggy Warren)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Margaret Warren (aka Peggy Warren), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized to execute this instrument as the within named bargainor, and that he as such executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 25th day of July, 2022.

Andrea Baker
NOTARY PUBLIC

My Commission Expires: 3/3/2026

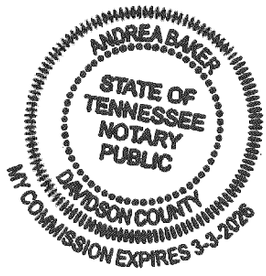


EXHIBIT A

BEING parts of Lots 208, 209 and 210 on the Plan of Overhill City and W. H. Fox's Subdivision of Blocks 14, 15, 16, 20, 21, 29 and 30 in the Cumberland Nurseries Subdivision of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, described according to a survey by E. L. Miller, Jr. & Co., dated May 30, 1961, as follows:

Beginning at a point in the southerly margin of Glenrose Avenue, at the intersection of Dortch Avenue; thence with the westerly margin of Dortch Avenue, S 1 deg. 30 min. W, 120 feet to an iron pin; thence S 88 deg. 35 min. W, 70 feet to an iron pin; thence N 1 deg. 30 min. E, 120.4 feet to an iron pin in the southerly margin of Glenrose Avenue; thence with the margin of said Avenue, N 88 deg. 50 min. E, 70 feet to the point of beginning.

BEING the same property conveyed to John S. Shacklett and wife, Clara Louise Shacklett, as to a one-half undivided interest, and John J. Shacklett, as to a one-half undivided interest, as tenants in common with right of survivorship. The said John J. Shacklett having conveyed his one-half interest to Thomas P. Shacklett by Quitclaim deed dated October 23, 2001, and filed in Instrument No. 20011102-0119866, said Register's Office. The said John S. Shacklett having died on March 24, 2005. The said Clara Louise Shacklett having died on January 11, 2009, and pursuant to her Last Will & Testament, Docket No. 09P-181, title to her one-half interest is vested in Robert S. Shacklett, Mary Ann Shacklett, John J. Shacklett, Peggy Warren (aka Margaret Shacklett Warren) and Tom P. Shacklett (aka Thomas P. Shacklett) as heirs at law of Clara Louise Shacklett. An Affidavit of Heirship was filed at Instrument No. 20100623-0049040, said Register's Office.

Tennessee Certification of Electronic Document

I, Samuel J. Blanton, 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 July 25, 2022 (date of document).

Affiant Signature

July 26, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: January 2023

NOTARY'S SEAL

