Karen Johnson Davidson County
Batch# 894300 DEEDQC
07/26/2022 03:34:30 PM 4 pgs
Fees: $23.00 Taxes: $129.50
20220726-0085427

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 $35,000.00. This 26th day of July 2022.

Lindsay Wells
AFFIANT

Lindsay Wells
NOTARY PUBLIC

LINDSAY M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires JAN. 3, 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	119-4-22-PW

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

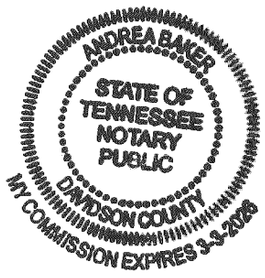


EXHIBIT A

Being Lot No. 95 on the plan of Glencliff Estates, Section 5, as of Record in Book 2133, page 21, Register's Office aforesaid county as follows: Beginning on the northerly margin of Browning Road at the corner of Lots 95 and 96; thence with a line between said two lots, northwardly 200.4 feet; thence south 39° 10 feet east 82 feet to the westerly margin of Barrett Road; thence with the same, southwardly 142.5 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet southwesterly 39.3 feet to the northerly margin of Browning Road; thence with the same westwardly 72.3 feet to the beginning.

Being the same property conveyed to Cora Ann Smith, Robert S. Shacklett, John J. Shacklett, Peggy Warren, Thomas Shacklett, and Mary Ann Shacklett by Affidavit of Heirship, of record instrument number 20180419-0036785 on April 19, 2018, in the Register's Office for Davidson County, Tennessee.

This improved property is located at 297 Browning Road, Nashville, Tennessee, 37211

With the conveyance of the one-half (1/2) interest of Cora Ann Smith to Thomas Shacklett the property shall be owned as follows:

Thomas Shacklett, a six-tenth (6/10) interest
Robert S. Shacklett, a one-tenth (1/10) interest;
John J. Shacklett, a one-tenth (1/10) interest;
Peggy Warren, a one-tenth (1/10) interest; and
Mary Ann Shacklett, a one-tenth (1/10) interest.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

