Karen Johnson Davidson County
Batch# 909447 DEEDQC
08/29/2022 02:46:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220829-0097374

THIS DOCUMENT PREPARED BY **BRIAN S. SHELTON** Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240 Nashville, Tennessee 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is NONE. Affiant Subscribed and sworn to before me, this 20 day of August, 2022. Notary Public My Commission Expires: 7/7/25

LUCY RALPH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 7, 2025

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Mary K. Gingrass and Christopher T. Stark, Co-Trustees of the Stark/Gingrass Family Trust dated August 20, 2022 1035 Tyne Boulevard Nashville, TN 37215	SAME	145 04 0 023.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, **Mary K. Gingrass and husband, Christopher T. Stark,** hereinafter called the Grantors, have quitclaimed, and by these presents do transfer, convey, release and quitclaim unto **Mary K. Gingrass and Christopher T. Stark, Co-Trustees of The Stark/Gingrass Family Trust dated August 20, 2022**, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' rights, titles and interests in

and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instruments of record.

Tennessee Code Annotated Section 35-15-510 shall apply to this property and any proceeds of this property.

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information. Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20 day of August, 2022.

Mary K. Gingrass

Christopher T. Stark

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary K. Gingrass and Christopher T. Stark, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of Aug., 2022.

Notary Public

My Commission Expires: 1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

Legal Description

Being Lot No. 1 on the plan of Will T. Vance Subdivision a Resubdivision of Lot No. 6 Lealand Manor 2nd Addition and Resubdivision of Lot No., 1 Overton Lea home (Book 8250 page 239) and of record in Instrument No. 20021203-0148920 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary K. Gingrass and husband, Christopher T. Stark, by deed of record as Instrument Number 20030210-0017722, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

All matters appearing on plan of Will T. Vance Subdivision of record in Instrument No. 20021203-0148920, Register's Office for Davidson County, Tennessee 4) All matters appearing on plan of Overton Lea Home of record in Book 8250 page 329 and Book 7900 page 732, Register's Office for Davidson County, Tennessee 5) Easement for Bridle path retained in deed of record in Book 1113 page 572 6) Restrictions of record in Book 444 page 921 7) Ingress and Egress Easement to Tract 2 on the Rebsubdivision of Lots 3 and 4 of Overton Lea Home of record in Book 9371 page 745 8) Sanitary Sewer and Drainage Easements for the benefit of Metropolitan Government of Nashville, Tennessee and Davidson County of record in Book 6581 pages 71 and 74 9) Access to Property by ingress and egress easement as shown on plan of Will T. Vance Subdivision of record in Instrument No. 20021203-0148920, Register's Office for Davidson County, Tennessee

This is improved property known as 1035 Tyne Boulevard, Nashville, TN 37215.