Karen Johnson Davidson County
Batch# 943224 DEEDQC
11/21/2022 10:21:44 AM 7 pgs
Fees: $38.00 Taxes: $0.37
20221121-0123069

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual monetary consideration for this transfer is ONE HUNDRED DOLLARS.

Affiant

Affiant

Affiant

Sworn to and subscribed before me
this 18th day of November, 2022.

Notary Public

My Commission Expires:

LEATHELIA FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

This Instrument Prepared by:
Mark E. Chapman
Attorney at Law
202 Point East Drive
Nashville, TN 37216
(615) 226-2119

**THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. PREPARER'S REPRESENATION IS LIMITED TO THE DRAFTING OF THIS DOCUMENT AND NO FURTHER OR OTHERWISE.**

## QUITCLAIM DEED AND AFFIDAVIT OF HEIRSHIP

| Address New Owner: | Send Tax Bills to: | Tax Map & Parcel No.: |
|---|---|---|
| Sheila R. Suddeth<br>3225 Masonwood Drive<br>Nashville, TN 37207 | Owner | Map 50-10<br>Parcel 12<br>12 DZ 33355 |
| Teresa S. Williams<br>493 Genesse Point<br>Newnan, GA 30263 | Owner | |
| Joe K. Shelton, Jr.,<br>3006 Ewingdale Drive<br>Nashville, TN 37207 | Owner | |

KNOW ALL PERSONS by these presents that the undersigned heirs of Joe K. Shelton, Sr., deceased, for adequate consideration, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do remise, release and forever quitclaim unto Sheila R. Suddeth, Teresa S. Williams and Joe K. Shelton, Jr., their heirs and assigns, all right, title and interest owned by the undersigned in a certain tract or parcel of improved land in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference.

This quitclaim is made for the express purpose of vesting said Sheila R. Suddeth, Teresa S. Williams and Joe K. Shelton, Jr., with one hundred percent (100%) ownership interest in and to the herein-described property.

> LAND in Davidson County, Tennessee being Lot No. 782, on the Plan of Parkwood Estates, Section 4, as of record in Book 7221, Page 404, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Joe K. Shelton etux Betty J. Shelton by deed from Eugene E. Davis etux Wilma Louise Davis in Book 3300, Pages 79-80, Register's Office for Davidson County, Tennessee
>
> Being the same property conveyed to Eugene E. Davis etux Wilma Louis Davis by deed from Harlan Construction Co. Inc., of record in Book 4037, Page 472, Register's Office for Davidson County, Tennessee.

The undersigned grantors who, along with said Sheila R. Suddeth, Teresa S. Williams and Joe K. Shelton, Jr., are the only heirs at law of Joe K. Shelton, Sr., deceased, being first duly sworn according to law, declare as follows:

1. The property described on Exhibit A, was vested in our father, Joe K. Shelton, Sr. He bought it in 1987 with his wife, Betty J. Shelton who predeceased him on November 25, 2021.

2. Our father, Joe K. Shelton, Sr. died July 5, 2022.

3. The undersigned heirs were born to Joe K. Shelton, Sr., namely Sheila R. Suddeth, Teresa S. Williams and Joe K. Shelton, Jr., as stated in his original Will on file

with the Davidson County, Tennessee Probate Court Clerk No. 22L-4. Neither of our parents, Joe K. Shelton, Sr., and Betty J. Shelton never had any other children except those hereinabove named.

The undersigned grantors desire to (and do herein) convey our interest in the subject property to themselves as instructed, by the Last Will and Testament, to Sheila R. Suddeth, Teresa S. Williams and Joe K. Shelton, Jr., so that they jointly and equally be the owners of the property.

DATED this 18th day of November, 2022.

Sheila R. Suddeth

Teresa S. Williams

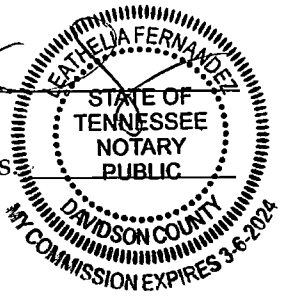
Joe K. Shelton, Jr.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said state and county aforesaid, Sheila Sudderth, Teresa Williams, and, Joe K Shelton, Jr, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, in Nashville, Tennessee this 18th day of November, 2022.

Notary Public
My Commission Expires:



BOOK 7221 PAGE 404 FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$79,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 19 87

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

File # 20139
Loan # 3407119

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JOE K. SHELTON (NAME) | Fleet Real Estate Funding Corp. (NAME) | MAP 50-10 |
| 3225 Masonwood Dr. (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box F-20 (STREET ADDRESS) | PAR 12 |
| Nashville, TN. 37207 (CITY) (STATE) (ZIP) | Florence, South Carolina 29501 (CITY) (STATE) (ZIP) | 12 DZ 33355 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EUGENE E. DAVIS etux WILMA LOUISE DAVIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE K. SHELTON etux BETTY J. SHELTON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

LAND in Davidson County, Tennessee being Lot no. 782, on the Plan of Parkwood Estates, Section 4, as of record in Book 3300, Pages 79-80, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Eugene E. Davis etux Wilma Louise Davis by deed from Harlan Construction Co. Inc of record in Book 4037, Page 472, Register's Office for Davidson County, Tennessee.

20945

IDENTIFICATION REFERENCE

MAY 1 10 17 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Blumberg No. 5119

EXHIBIT

A

STATE OF TENNESSEE }
Davidson County }

BOOK 7221 PAGE 412

Personally appeared before me, the unlersigned, a Notary Public in and for said County and State, the within named EUGENE E. DAVIS etux WILMA LOUISE DAVIS

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 27th day of April 19 87

Notary Public

Commission Expires 3-11-91

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

EUGENE E. DAVIS

WILMA LOUISE DAVIS

TO

JOE K. SHELTON

BETTY I. SHELTON

Saturn & Mazer, Attorneys
Row 1
Box 7