Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Lauren Ashley Canter and John M. Shelton, III 3500 Hilldale Drive Nashville, TN 37215	**117050D00100CO**	**SAME**
This instrument prepared by: Carter Shelton Jo 2021 Richard Jones Road, Suite 240, Nashville,		

Karen Johnson Davidson County
Batch# 953262 DEEDQC
12/19/2022 02:58:38 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20221219-0131128

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **John M. Shelton, III, a married man** (the "Grantor"), by these present hereby transfers, assigns, and quitclaims to **Lauren Ashley Canter and John M. Shelton, III, husband and wife** (the "Grantees"), Grantees' successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **3500 Hilldale Drive, Nashville, TN 37215.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 14th day of December, 2022.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Lucy Ralph
Notary Public
My Commission Expires: 7/7/25

shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 14th day of December, 2022.

JOHN M. SHELTON, III

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 **John M. Shelton, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 14th day of December, 2022.

Notary Public

My Commission Expires:
7/7/25

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit A as described in Exhibit "B" of the Master Deed for Woodmont Estates, a. Horizontal Property Regime with Private Elements created under Title 66, Section 27-101, et Seq., as amended, Tennessee Code Annotated and as established by a Master Deed for Woodmont Estates Townhomes, of record in Instrument No. 20071213-0143749, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws contained as Exhibit "C" of said Master Deed. Reference is hereby made to the plan of record in Book 974, page 29 and revised in Instrument No. 20050919-0112039, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Scott Kendall and/or Carolyn Kendall, Trustees of The Scott & Carolyn Kendall Living Trust, established by the Revocable Trust Agreement of Scott Kendall and Carolyn Kendall dated June 24, 2015 by Warranty Deed from Scott Kendall and Carolyn Kendall of record in Instrument No. 20150630-0062633 Register's Office for Davidson County, Tennessee, dated June 24, 2015 and recorded on June 30, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BEING the same property conveyed to John M. Shelton, III, a married man, from Scott Kendall and Carolyn Kendall, Trustees of the Scott & Carolyn Kendall Living Trust, established by the Revocable Trust Agreement of Scott Kendall and Carolyn Kendall dated June 24, 2015, by warranty deed filed for record on May 1, 2018, Instrument Number 20180501-0041155, as of record in the Register's Office for Davidson County, Tennessee.