Karen Johnson Davidson County
Batch# 990603 DEEDQC
04/11/2023 12:40:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230411-0026465

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Steven E. Shaw and Michael M. Shaw** ("Grantors") , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Michelle Elaine Shaw,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Section Two, Burchwood Gardens of record in Plat Book 2900, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Morris E. Shaw and Sharon Shaw-McEwen by Quitclaim Deed from Morris E. Shaw of record in Instrument No. 20100121-0005282 Register's Office for Davidson County, Tennessee, dated January 12, 2010 and recorded on January 21, 2010.

The said Morris E. Shaw having died on or about December 12, 2017 leaving Steven E Shaw, Michelle Elaine Shaw, and Michael M. Shaw as his heirs by Affidavits of Heirship of record at Instrument No. __20230411002646 3 and Instrument No _202304110026464 - in said Register's Office, Tennessee..

Being the same property conveyed to Michelle E. Shaw by Quitclaim Deed from Sharon Shaw McEwen of record as Instrument Number 20220114-0006232, Register's Office for Davidson County, Tennessee, dated December 21, 2021 and recorded on January 14, 2022.

Grantors warrant that this is not their primary residence.

IN TESTIMONY WHEREOF I/we have executed this instrument the 28th day of **March, 2023.**

Steven E. Shaw
Steven E. Shaw

Michael M. Shaw
Michael M. Shaw

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, a Notary Public in and for said state and county, **Steven E. Shaw and Michael M Shaw**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of **March, 2023.**

Notarized online using audio-video communication

NOTARY PUBLIC

MY COMMISSION EXPIRES: June 18, 2023

STATE OF TENNESSEE NOTARY PUBLIC — MATT DECKARD — COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
June 18, 2023

For recording information only

STATE OF Tennessee
COUNTY OF Rutherford

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

Steven E. Shaw
AFFIANT

Notarized online using audio-video communication

SUBSCRIBED AND SWORN before me this the 28th day of **March, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: June 18, 2023

STATE OF TENNESSEE NOTARY PUBLIC — MATT DECKARD — COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
June 18, 2023

PROPERTY ADDRESS:	**1913 Berkshire Dr, Nashville, TN 37216**
TAX PARCEL NO.:	**072-16-0-028.00**
PROPERTY OWNER:	**Michelle Elaine Shaw**
MAIL TAX BILLS TO:	**New Owner**
OWNERS ADDRESS:	At owners Address

Certificate of Authenticity

I, Holly A Mason, 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 3/31/23.

Affiant Signature

4/5/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 5 day of April, 2023.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25