Karen Johnson Davidson County
Batch# 994856 DEEDQC
04/21/2023 01 02 55 PM 3 pgs
Fees $17 00 Taxes $0 00
20230421-0029602

FROM:

THOMAS J. PARKER AND SUSAN S. PARKER

TO:

BRIAN SHELTON, TRUSTEE

FROM:

BRIAN SHELTON, TRUSTEE

TO:

THOMAS J. PARKER

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

Brian 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 18 day of April, 2023

Notary Public

My Commission Expires: 7/7/25

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

Address new owners as follows: Send Tax Bills to: Map-Parcel Numbers.

Thomas J. Parker
1044 Tyne Boulevard
Nashville, TN 37220

SAME

145 04 0 012.00

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to terminate a joint tenancy with rights of survivorship, we, Thomas J. Parker and wife, Susan S. Parker, hereby remise, release and quitclaim unto Brian Shelton, Trustee, his successors and assigns, the tracts of land described on Exhibit A attached hereto. Exhibit A is incorporated herein by this reference.

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

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Brian Shelton, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby remise, release and quitclaim unto **THOMAS J. PARKER**, his heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth

WITNESS our hands this 18th day of April, 2023.

BRENDA K FROMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THOMAS J. PARKER

Susan S Parker

SUSAN S. PARKER

BRIAN S. SHELTON, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas J Parker and Susan S Parker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand, at office, the 18th day of April 2023

My Commission Expires My Commission Expires January 25, 2027

Brenda K. Froman
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Shelton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

WITNESS my hand, at office, this 19 day of April, 2023

My Commission Expires 7/7/25

Lucy Ralph
Notary Public

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

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Lealand Manor, Fourth Addition, Revised, as of record in Book 1424, page 133, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Tyne Boulevard at the corner of Lots Nos. 3 and 4, said beginning point being also 260 feet west of Lealand Manor's First Addition; thence with the line between Lots Nos. 3 and 4, north 4 degrees 14 minutes east 451.4 feet to the corner of Lots Nos. 1 and 3; thence with the line between said lots, North 85 degrees 46 minutes west 340 feet to the corner of Lots Nos. 2 and 3; thence with the line between said lots, south 1 degree 26 minutes east 456.2 feet to the northerly margin of Tyne Boulevard; thence with the northerly margin of said Boulevard, eastwardly 295.9 feet to the beginning.

Being the same property conveyed to Thomas J. Parker and wife, Susan S. Parker, by deed from of record in Instrument number 20030207-0017337, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plat of Lealand Manor, Fourth Addition, Revised, of record in Book 1424, page 133, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in instruments of record in Book 1129, page 536, and in Book 1471, page 429, Register's Office for Davidson County, Tennessee.

Such matters as a current, comprehensive survey would disclose.

This is improved property known as 1004 Tyne Boulevard, Nashville, TN 37220.