THIS INSTRUMENT PREPARED BY:
Ark Title Group, LLC
547 North Mount Juliet Road, Suite 250
Mount Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1009898 DEEDQC
06/01/2023 11:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230601-0041331

STATE OF Tennessee )
COUNTY OF Williamson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-24-26
(AFFIX SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
3-24-26

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Shelton | New Owner | 141-05-0A-500.00-CO |
| (NAME) | (NAME) | |
| 511 Avondale Park Blvd. | **511 Avondale Park Blvd.** | |
| (STREET ADDRESS) | (STREET ADDRESS) | |
| Nashville, TN 37221 | **Nashville, TN 37221** | |
| (CITY) (STATE) (P.O ZIP) | (CITY) (STATE) (P.O. ZIP) | |

# QUITCLAIM DEED

For and in consideration of the sum of One and No/100 Dollars ($1.00), the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Simone Amber Bunsen**, by these presents, does hereby quitclaim and convey unto **James Shelton,** all of her right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 500 on the Plan of Final Plat, Avondale Phase 3, Section 1, as shown on plat of record in Plat at Instrument No. 20140728-0066971, 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 James Shelton and Simone Amber Bunsen, husband and wife by Warranty Deed from Khanh C. Chau and Kelly V. Chau, husband and wife of record in Instrument No. 20220907-0100476 Register's Office for Davidson County, Tennessee, dated September 01, 2022 and recorded on September 07, 2022.

Being the same property conveyed to Khanh C. Chau and Kelly V. Chau, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20150902-0089548 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 02, 2015.

This property is improved property known as: 511 Avondale Park Blvd., Nashville, TN 37221

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

WITNESS MY HAND this 30 day of May, 2023.

**Simone Amber Bunsen**

STATE OF Texas )
COUNTY OF Harris )

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Simone Amber Bunsen, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2023.

VANESSA PATINO SMART
Notary ID #126191048
My Commission Expires
June 21, 2025

Notary Public

My commission expires: 6/21/2025

# CERTIFICATE OF AUTHENTICITY
## (True Copy Certification)

I, **PENNY Y. RAY**, 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 this 31st day of May, 2023.

Penny Y. Ray | Escrow Assistant

May 31, 2023
Date

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, **DANIELLE CHANDLER**, a Notary Public for this county and state, **PENNY Y. RAY**, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 31st day of May, 2023.

**Notary Public**
My commission expires on: 3.24.26

(seal)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
3.24.26