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
20230601-0041332

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN)
COUNTY OF Wilson)

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

AFFIANT

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/19/25
(AFFIX SEAL)

ADDRESS NEW OWNER (S) AS FOLLOWS: Janet Shelton	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS 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, **James Shelton, a single man**, by these presents, does hereby quitclaim and convey unto **Janet Shelton, a single woman,** 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.

Being the same property conveyed to James Shelton by QuitClaim Deed from Simone Amber Bunsen of record in Instrument No. 202306010041331 Register's Office for Davidson County, Tennessee, dated _____-, 2023 and recorded on _____, 2023.

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 31 day of May, 2023.

James Shelton

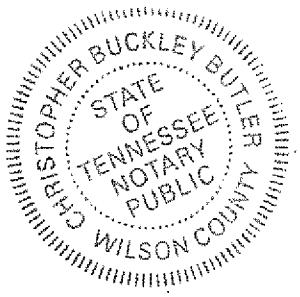
STATE OF TN)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, James Shelton 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 31 day of May, 2023.

Notary Public

My commission expires: 8/19/25



CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, CHRIS BUTLER, 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 31 day of May, 2023.

Chris Butler | Custodian

5/31/23
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, WESSLEY INSCOE, a Notary Public for this county and state, CHRIS BUTLER, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 31 day of May, 2023.

Notary Public
My commission expires on: 10.02.2025

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY