Karen Johnson Davidson County
Batch# 1037139 DEEDQC
08/10/2023 02 59 52 PM 2 pgs
Fees $12 00 Taxes $0 00
20230810-0062201

This instrument prepared by·
MYERS LAW PLLC
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Nashville, TN 37203
(615) 538-7316

This instrument was prepared from information supplied by the parties. MYERS LAW, PLLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0 00.

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2023

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Shelton Holdings, LLC 3551 Central Pike Hermitage, TN 37076	New Owner	08600001400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael Keith Shelton,** single ("Grantor") does hereby quitclaim and convey unto **Michael Shelton Holdings, LLC**, a Tennessee limited liability company ("Grantee"), its successors and/or assigns, any and all of the Grantor's interest in and to a certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No 4, Resubdivision, Stoners Bend Business Park, according to survey and plat of same appearing of record in Book 6900, page 855, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description as to details and location of said lot

Being the same property conveyed to Christene Shelton by the following instruments

1. Warranty Deed from James B Shelton, a single person, dated June 4, 1984, recorded June 5, 1984, of record in Book 6308, page 118, Register's Office for Davidson County, Tennessee

2 Quitclaim Deed from Terry F Christison and wife, Susan T Christison and Ronald J Sias and wife, Judith A. Sias, dated August 12, 1988, recorded August 17, 1988, of record in Book 7629, page 363, Register's Office for Davidson County, Tennessee

The Said Christene Shelton having since died testate on May 26, 2014, said property being devised and distributed to Michael Keith Shelton, according to the Last Will and Testament of Christine L Shelton, being one and the same as Christene Shelton, Docket No 14P1054, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No 20160219-0015999, Register's Office for Davidson County, Tennessee

THIS PROPERTY IS NOT AND WAS NEVER A MARITAL RESIDENCE OF THE GRANTOR AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST

Being also known as **3551 Central Pike, Hermitage, TN 37076.**

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended and supplemented), all easements, utility easements, and right of ways for public utilities that appear in the appropriate public record

Davidson County taxes for the year 2023 and thereafter, not yet due and payable

All matters appearing on the Plan of Resubdivision, Stoners Bend Business Park, according to survey and plat of same appearing of record in Book 6900, page 855, Register's Office for Davidson County, Tennessee

All matters appearing on the plan of record in Book 6900, page 708, Register's Office for Davidson County, Tennessee

All matters appearing on the plan of record in Book 5210, page 203, Register's Office for Davidson County, Tennessee

All matters appearing of record in Book 4660, page 80, Register's Office for Davidson County, Tennessee

Easement Deed for Joint Use of record in Book 4438, page 986, Register's Office for Davidson County, Tennessee

Release of Right-of-Way as to Certain Lands of record in Book 4438, page 990, Register's Office for Davidson County, Tennessee

Right-of-Way/Ingress/Egress Easement of record in Book 4441, page 191, Register's Office for Davidson County, Tennessee

Easements conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No 20090520-0046303, Register's Office for Davidson County, Tennessee

Right-of-Way Easement of record in Book 2294, page 466, Register's Office for Davidson County, Tennessee

Right-of-Way Easement of record in Book 2395, page 463, Register's Office for Davidson County, Tennessee

Unrecorded lease agreements, if any, including but not limited to, any billboards or signs, and any limitations thereon

Rights of tenants in possession, if any, as they may apply

Easement for the flow of water of Stoner's Creek and any other creeks, streams, branches, tributaries, ponds, or rivers across/through or forming the boundary of property described herein and the rights of the public thereon

Rights of upper and lower riparian owners to the flow of any creeks, streams, branches, tributaries, ponds, or rivers across/through or forming the boundary of property described herein free from diminution and pollution

Changes in the boundary of the property herein described resulting from erosion or accretion caused by the flow of any creeks, streams, branches, tributaries, ponds, or rivers across/through or forming the boundary of property described herein

Title to that portion of the property situated within the bounds of any street, roads, or highways

Any and all easements, rights-of-way, encumbrances, conditions, and any statement of facts that an accurate survey or independent inspection would disclose

Liability as to taxes resulting from supplemental, revised, or corrected assessments pursuant to the provisions of TCA 67-5-603, et seq

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2023

GRANTOR

Michael Keith Shelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Michael Keith Shelton** the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of August, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024