This instrument prepared by:
J. D. Payne
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1058871 DEEDQC
10/09/2023 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231009-0079112

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
John W. & Meredith Foster Shelton	Same	072-11-11-002.00-CO
2322 Pennington Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, John W. Shelton, hereinafter ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto John William Shelton and wife, Meredith Foster Shelton, as tenants by the entirety, their successors and assigns. The real estate is described as follows:

> **Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1422 Litton Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180301-0019562, and as amended in Instrument Number 20190404-0030747, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.**

Being the same property conveyed to John W. Shelton, an unmarried man, from Nashville Now Investments, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20200914-0104267, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 6th day of October, 2023.

Affiant

Notary Public

My Commission Expires: _____

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

This is improved property known as 2232 Pennington Avenue, Nashville, Tennessee 37216.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 6th day of October, 2023.

John W. Shelton, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John W. Shelton, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of October, 2023.

Notary Public

My Commission Expires: _____

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Certificate of Authenticity

I, Sarah Arick, 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 on October 06, 2023 and authenticated according to law on July 1, 2021.

Date: 10/06/2023

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on October 06, 2023.

Notary Public: Julie Downs Payne
My Commission Expires: 03/03/2026

