Karen Johnson Davidson County
Batch# 1064536 DEEDQC
10/24/2023 03:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231024-0083369

This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Judy J. Shelton 3301 Hospital Lane Nashville, Tennessee 37218	New Owner	092-10-0-332.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JUDY JOHNSON SHELTON,** a married woman ("Grantor"), does hereby quitclaim and convey unto **JUDY JOHNSON SHELTON**, a married woman, and **PROJECT DEVELOPMENT SERVICES, LLC**, a Tennessee limited liability company, as tenants in common (collectively, "Grantee"), and Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 609 26th Avenue North, Nashville, Davidson County, Tennessee 37209. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures on next page]

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 19 day of October, 2023.

GRANTOR:

Judy Johnson Shelton

Judy Johnson Shelton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Judy Johnson Shelton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 18th day of October, 2023.

Notary Public

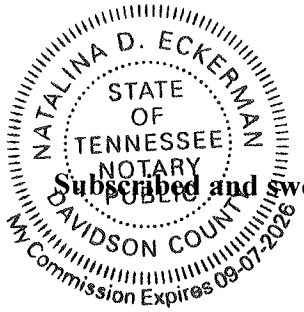
My Commission Expires: 9/8/2025

ERIN PIPER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
My Comm. Expires 9/8/2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.



Andrea P. Perry

AFFIANT

Subscribed and sworn to before me, this 23rd day of October, 2023.

Natalina D. Eckerman

NOTARY PUBLIC

My Commission Expires: Sept. 7, 2026

Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being the southerly half of Lot No. 2, on the Map of McEwen's Addition, as of Record in Plan Book 1, page 124, Chancery Court at Nashville.

Said southerly half of Lot No. 2 fronts 50 feet on the easterly side of 26th Avenue North, formerly the Old Hydes Ferry Pike, and runs back between parallel lines, 188 feet to an alley.

Being the same property conveyed to Judy Johnson Shelton, by deed, of record in Book 7904, Page 57, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Andrea P Perry, 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 October 19, 2023 (date of document).

Affiant Signature

10/24/2023
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 24th day of October, 2023.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 5-5-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY