New Owner: (send tax bills to this address)	Michael L. Shields, Jr., as Trustee of the Shields Family Trust 3763 Westport Drive Nashville, TN 37218	Instrument Prepared by: Aaron Fletcher Law Office of Aaron Fletcher 4205 Gallatin Road Nashville, TN 37216
Map & Parcel:	**048 00 0 215.00**	

Karen Johnson
Batch # 1106868
03/04/2024 08:58:29 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240304-0014620

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is ZERO DOLLARS ($0.00).

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Michael L. Shields, Sr.

Michael L. Shields, Sr., Grantor/Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Sworn to and subscribed before me on this 9th day of JANUARY, 2024.

Notary Public

09/07/26
My commission expires

QUITCLAIM DEED

For and in consideration of ZERO DOLLARS ($0.00) paid by the Grantee, MICHAEL L. SHIELDS, JR., as TRUSTEE OF THE SHIELDS FAMILY TRUST, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MICHAEL L. SHIELDS, SR. (a married man), Grantor, agree that I am lawfully seized and possessed of the land described below in fee simple, and I hereby convey to Grantee any and all of Grantor's interest in that land, subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements, liabilities, and all other obligations of record or held by Grantor:

A tract of land in the 1st and 2nd civil districts of Davidson County, Tennessee, known as tract no. 1 of Westport Manor, of record in the Register's Office of Davidson County, Tennessee, in Book 5200 and Page 341, to which reference is made for a more complete description.

Being the same property conveyed on July 12, 2016, to MICHAEL L. SHIELDS, SR., by Quitclaim Deed executed by EDDIE SHIELDS, SHAWN VALTRESE JENKINS, and MICHAEL L. SHIELDS, SR., as PRESIDENT OF WESTPORT DEVELOPMENT COMPANY & ASSOCIATES, INC., of record as instrument no. 20160718-0073461 in the Register's Office of Davidson County, Tennessee.

This improved property has the address of 3763 Westport Drive Nashville Tennessee 37218 and the map & parcel ID of 048 00 0 215.00.

This Quitclaim Deed conveys to Grantor's son MICHAEL L. SHIELDS, JR., a **LIFE ESTATE** in the real property described above.

This Quitclaim Deed also conveys to Grantor's wife MARGARETTE SMITH SHIELDS a **LIFE ESTATE** in the real property described above, but only for so long as she is unmarried after Grantor's death.

By affixing my signature below, I execute the foregoing Quitclaim Deed:

Michael L. Shields, Sr.

Michael L. Shields, Sr.

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 9th day of JANUARY, 2024, before me personally appeared **Michael L. Shields, Sr.**, known to me to be the person described in and who executed the foregoing Quitclaim Deed, and acknowledged that he executed the foregoing instrument as his free act and deed.

Aaron Fletcher

Notary Public

09/07/26

My commission expires