Karen Johnson
Batch # 1131661
05/06/2024 04:08:41 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240506-0033258

QUITCLAIM DEED

LB-QCD-22-1512

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 6 DAY OF May, 20 24.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Larry Shelton, Sr.and Larry Shelton, Jr.	**New Owners**	
(NAME)	(NAME)	**104-16-381.00**
1512 Elmwood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRY SHELTON, JR. AND WIFE, NORENE SHELTON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LARRY SHELTON, SR., A SINGLE MAN, AND LARRY SHELTON, JR., A MARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 72 in the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, Page 34, said Register's Office; to which reference is hereby made.

Said east half of said Lot No. 72 fronts 50 feet on the northerly side of Elmwood Avenue and runs between parallel lines, 188 feet to an alley.

Being the same property conveyed to Larry Shelton, Jr., unmarried by Warranty Deed from Larry Shelton, unmarried of record in Instrument No. 20181113-0111799, dated November 9, 2018 and recorded on November 13, 2018, in the Register's Office of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1512 Elmwood Ave, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 2 day of May, 2024.

Larry Shelton, Jr.

Norene Shelton

Norene Shelton, spouse of Larry Shelton, Jr., hereby joins in this conveyance and does transfer and convey any and all marital interest may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY SHELTON, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of May, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORENE SHELDTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of May, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212