QUITCLAIM DEED

STATE OF ~~TENNESSEE~~ Oregon)
COUNTY OF ~~DAVIDSON~~ Multnomah)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 07/25/2027

(AFFIX SEAL)

OFFICIAL STAMP
REBECCA LYNN FEIGHTNER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1038781
MY COMMISSION EXPIRES JULY 25, 2027

Karen Johnson Davidson County
Batch# 1148578 DEEDQC
06/18/2024 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240618-0045987

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Kathryn Wilkening and Jason Shelton	**NEW OWNER**	**06116025700**
1247 Sunnymeade Drive Nashville, Tennssee 37216		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 10th day of June, 2024, the undersigned, **JONAH ELLER-ISAACS** (the "*Grantor*"), has bargained and sold, and by these presents do transfer and quitclaim to **JASON SHELTON** (the "*Grantee*"), the Grantee's successors and/ or assigns, all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **1247 SUNNYMEADE DRIVE, NASHVILLE, TENNESSEE 37216** (the "*Property*") for the purpose of vesting title to the Property to Kathyrn Wilkening and Jason Shelton, Husband and Wife, as Tenants by the Entirety, with said Property being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot 62, BLOCK "D", RE-SUBDIVISION OF SUNNYMEADE UNIT NO. 1 SUBDIVISION of SUNNYMEADE UNIT NO. 2, as shown on plat of record in Plat Book 974, Page(s) 56 & 57, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Kathryn Wilkening and Jonah A Eller-Isaacs, Tenants by the Entirety, by Warranty Deed dated August 29, 2016, from William O'Neal and Elizabeth Ann O'Neal, Husband and Wife, and recorded on September 26, 2016, as Instrument No. 20160926-010467, in said Register's Office.
>
> This improved property more commonly known as 1247 Sunnymeade Drive, Nashville, Tennessee 37216.

Upon the recordation of this Instrument with the Davidson County Register of Deeds, Kathryn Wilkening and Jason Shelton, Husband and Wife, shall be the vested title holders, as Tenants by the Entirety, of 1247 Sunnymeade Drive, Nashville, Tennessee 37216.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

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1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 10th day of June, 2024.

GRANTOR: JONAH A ELLER-ISAACS

SIGNER: Jonah A Eller-Isaacs

STATE OF ~~TENNESSEE~~ Oregon)
COUNTY OF DAVIDSON ~~)~~ Multnomah)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Jonah A Eller-Isaacs,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 10th day of June, 2024.

Notary Public

07/25/2027
My Commission Expires

OFFICIAL STAMP
REBECCA LYNN FEIGHTNER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1038781
MY COMMISSION EXPIRES JULY 25, 2027

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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **June 10, 2024**.

Affiant Signature

6/18/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **18th** day of **June**, 20**24**.

Notary Public

Notary's Seal:



☐ This document was executed via remote online notarization pursuant to T.C.A 8-16-301 et seq. (only applies if checked).