THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 26th day of September, 2024.

Notary Public **Affiant**

My Commission Expires: _____

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-01-2028

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Tammy Lee Sykes 272 Martingale Drive Old Hickory, Tennessee 37138	Tammy Lee Sykes 182 Buckingham Blvd. Gallatin, TN 37076	04414003700

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **COLEBY SHUTE**, by these presents does hereby quitclaim and convey unto **TAMMY LEE SYKES** and their successors, heirs, and assigns, all their right, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

Being Lot No. 272, Block 1, on the Plan of Cumberland Terrace Subdivision, Part 1, as of record in Book 1424, page 49, Register's Office for Davidson County, Tennessee, a more complete description being as follows:

Beginning at a point on the S.E. margin of Martingale Drive at the westernmost juncture of Lots # 272 and 273, N. 75'; thence 90° E. 168.8' to a point; thence 90° W. 174.4' to the point of beginning.

Being the same property conveyed to Kenneth R. Shute and wife, Jackie L. Shute by deed from Robert L. Minchey and wife, Brenda Carol Minchey dated June 23, 1972 of record in Book 4616, Page 862, said Register's Office for Davidson County, Tennessee.

The said Kenneth R. Shute died on or about 9/30/2003, leaving Jackie L. Shute surviving tenant by the entirety. The said Jackie L. Shute having since died testate or about July 25, 2024. Her will of record in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 24P1796, devising said real property her issue that survive her.

This is improved property commonly known as: **272 Martingale Drive, Old Hickory, Tennessee 37138.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 1202856 DEEDQC
11/08/2024 08:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241108-0087119

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE 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 PROVIDED.

Witness my hand this 26th day of September, 2024, the bargaining party, having caused my name to be signed hereto on said day and date.

COLEBY SHUTE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jill Neely, a Notary Public in and for said County and State, **COLEBY SHUTE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 26th day of September, 2024.

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

NOTARY PUBLIC
My Commission Expires: 01-06-2025

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 9/26/24 [DATE].

AFFIANT SIGNATURE

9/26/24
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 26th day of September, 2024.

Notary Signature
My Commission Expires: _____
[SEAL]

