This instrument prepared by:
Martha Brooke Perry, Attorney.
BALTHROP, PERRY & NOE, PLLC
102 Boyd Street, P.O. Box 82
Ashland City, TN 37015

Wayne Lelard Shearon

TO: NEW OWNER:
Wayne Lelard Shearon
Ronda Faye Shearon
1010 Rustic Hills Drive
Ashland City, TN 37015

Map and Parcel: 090 12 0 099.00

SEND TAX BILLS TO: SAME

Karen Johnson
Batch # 1207971
11/22/2024 01:04:25 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241122-0091527

QUITCLAIM DEED

For no monetary consideration but in consideration of the love and affection which I have for my wife and my intent to create an estate as tenants by the entirety with her in and to the interest in the hereinafter described property which I previously held in my own name, and pursuant to T.C.A. 66-1-109, I, Wayne Lelard Shearon., do by these presents quitclaim and convey unto my wife, Ronda Faye Shearon, such interest in and to the following described property so that hereinafter we may jointly hold title to same property as tenants by the entirety, said property being described as:

Land in Davidson County, Tennessee, being Lot. No. 243 on the Map of Charlotte Park, Section IV, as of record in Book 2663, Page 71, Register's Office for said County, more particularly described as follows:

Beginning at a point in the southwesterly margin of Edsel Drive, common corner of Lots Nos. 242 and 243; thence southwesterly, along the line between said two lots, 116.6 feet to the common rear corner of Lots Nos. 242, 243 and 244; thence southeasterly, with the line between Lots Nos. 243 and 244, 119.0 feet to a point in the northwesterly margin of Foundry Drive; thence northeasterly with the margin of said Drive, 95.2 feet to a concrete monument; thence around a curve, northerly 40.2 feet to a point in the southwesterly margin of Edsel Drive; thence with said Drive, northwesterly 95.3 feet to the point of beginning.

Being the same property conveyed to Wayne Lelard Shearon by Executor's deed from Wayne Lelard Shearon, Executor of the Estate of Mary Ruth Shearon by deed of record at Record Book *_____, Page _____, Register's Office of Davidson County, Tennessee.
* 20241122 0091526

IN WITNESS WHEREOF, I have hereunto set my hand this the 19 day of November, 2024.

Wayne Lelard Shearon
Wayne Lelard Shearon

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Wayne Lelard Shearon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 19th day of November, 2024.

Shaa M. Lott
NOTARY PUBLIC

My commission expires: 12/21/2027

SHAA M. LOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration for this transfer is EXEMPT.

Wayne Lelard Shearon
Grantee

SWORN to and subscribed before me
this the 19th day of November, 2024.

Shaa M. Lott
NOTARY PUBLIC

My commission expires: 12/21/2027

THIS DEED WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTOR. NO TITLE SEARCH WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THIS INSTRUMENT. FURTHER, THE PREPARER MAKES NO REPRESENTATIONS OR OPINIONS AS TO THE STATUS OR MARKETABILITY OF TITLE, TAX CONSEQUENCES RELATED TO THE TRANSACTION HEREIN, OR APPLICATION OF ZONING OR OTHER LAWS OF RELEVANT GOVERNMENTAL AUTHORITY AND ASSUMES NO LIABILITY THEREFORE.

