Karen Johnson
Batch # 1209052
12/02/2024 09:10:12 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241202-0093172

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

STEVEN J. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2027

This Deed was prepared based upon information provided by the parties. No independent title examination was conducted. The preparer makes no representation as to the status of the title or the accuracy of the description.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: **$0.00**.

Terrie Annette Dobbins Utley
AFFIANT

Subscribed and sworn to before me, this 27th day of November 2024.

Steven J. Bradley
NOTARY PUBLIC
My Commission Expires: 1/18/27

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shelton Wardell Cammon	New Owner	Map 094-15 Parcel No. 37

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRIE ANNETTE DOBBINS UTLEY**, ("Grantor") does hereby quitclaim, transfer and convey unto **SHELTON WARDELL CAMMON ("Grantee")**, his successors and assigns, all of Grantor's right, title and interest in certain improved real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land lying serenely in Davidson County, Tennessee, being Lot No. 2 on the meticulously planned Plan of M. W. Brown Farm Subdivision, Section 2, of record in Book 8250, page 202, Register's Office for Davidson County, Tennessee, to which plan reference is earnestly made for a more complete and precise description thereof.

This property, being part of the same property historically conveyed to Christopher V. Utley and wife, Adrienne R. Myers Utley by deed from James Utley and wife Frances McCall Utley, of record in Book 9607, page 383, Register's conveyed her interest to Christopher Utley by Quitclaim Deed of record as Instrument No.: 20031208-0176095, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing limitations, restrictions, easements, and encumbrances of record as may affect the said premises maintained over the years.

The legal description herein is the same as in the previous instrument of record, beautifully preserved with no new legal description prepared for this transfer.

This property is conveyed subject to:

1. Any unpaid Metro County taxes, which have not been paid.
2. Any other matters as may appear of record in Register's Office for Davidson County, Tennessee.

This is the cherished improved property located at and known as **509 and 511 Emerald Court, Nashville, TN 37218**.

TO HAVE AND TO HOLD the said premises, with all the rights, easements, privileges, and appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee and the Grantee's heirs and assigns forever.

AND THE GRANTOR does hereby covenant with the Grantee, that at the time of the loving delivery of these presents, the Grantor is lawfully seized of the premises above described, has a good and lawful right to convey the same, that the premises are free from all encumbrances, and that the Grantor will warrant and forever defend the same unto the Grantee, the Grantee's heirs, and assigns, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Grantor has executed this deed on this the 18 day of November 2024.

Terrie Annette Dobbins Utley

TERRIE ANNETTE DOBBINS UTLEY

STATE OF TENNESSEE)

COUNTY OF Williamson)

STEVEN J. BRADY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-18-27

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as **Grantor** of the **Property described above**, acknowledged that the execution of the within instrument was for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of November 2024.

Steven J. Brady

Notary Public

My Commission Expires: 1/18/27