Karen Johnson Davidson County
Batch# 1216438 DEEDQC
12/16/2024 07:58:30 AM 6 pgs
Fees: $33.00 Taxes: $22.20
20241216-0097179

This instrument prepared by Bill W. Pemerton, Esq., 735 Broad Street, Suite 306, Chattanooga, TN 37402, Tennessee Bar ID: 024564

Record and Return to: Title Pronto, LLC, 800 Westmere Ave, Ste 300, Charlotte, NC 28208

Order Number: 108859TN

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **MATTHEW WAYNE SHIELDS**, unmarried and **ELIZABETH MERCEDES VALDERRAMA**, unmarried for Six Thousand Dollars and 00/100 ($6,000.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **MATTHEW WAYNE SHIELDS**, unmarried, whose address is 1816 Owen Street, Nashville, TN 37208, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B ON THE PLAN OF 1817 10TH AVENUE NORTH, AS SHOWN ON EXHIBIT B OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1817 10TH AVENUE NORTH, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NUMBER 20190627-0062325, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

PCL108859TNDQTC01010104

County Parcel number: 081 07 4Q 002.00
Street address of property: 1816 Owen Street, Nashville, TN 37208
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20230209-0009551 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Matthew Wayne Shields, 1816 Owen Street, Nashville, TN 37208

Signed this 22 day of November, 2024,

Signature(s) of Grantor(s) (1 of 2):

Matthew Wayne Shields

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 22nd day of November, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Matthew Wayne Shields**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

SETH A. BEARING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 05/05/25

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

PCL108859TNDQTC01010204

202412160097179

Signed this 22ND day of November, 2024,

Signature(s) of Grantor(s) (2 of 2):

Elizabeth Mercedes Valderrama
Elizabeth Mercedes Valderrama

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 22nd day of November, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Elizabeth Mercedes Valderrama**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

SETH A. DEARMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 05/05/25

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

PCL108859TNDQTC01010304

OATH OF CONSIDERATION

I, Matthew Wayne Shields, the Affiant(s), hereby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Six Thousand Dollars and 00/100 ($6,000.00).

Signed this 22 day of November, 2024,

Signatures of Affiant(s):

Matthew Wayne Shields

Sworn and subscribed before me this 22nd day of November, 2024.

Notary Public
My Commission expires: 05/05/25

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PCL108859TNDQTC01010404

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 081 - 07 - 4Q002.00
BOOK - MAP - PARCEL SPLIT LETTER
Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No ☒
How many parcels, other than the Primary Parcel, are included in this sale? —
Please list the additional parcels below (no more than four):
(1) _____ (3) _____
(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*
(a) County of Recordation: _____
(b) Docket & Page Number: _____
(c) Date of Recording: _____
(d) Fee / Recording Number: _____
Validation Codes:
(e) ASSESSOR _____ (f) DOR _____
ASSESSOR'S USE ONLY
Verify Primary Parcel in Item 1: _____ - _____ - _____ - _____
Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:
Matthew Wayne Shields and
Elizabeth Mercedes Valdesrama
1816 Owen Street, Nashville, TN 37208

3. (a) BUYER'S NAME AND ADDRESS:
Matthew Wayne Shields

(b) Are the Buyer and Seller related? Yes ☐ No ☒
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
1816 Owen St, Nashville, TN 37208

5. MAIL TAX BILL TO:
Matthew Wayne Shields
1816 Owen St
Nashville, TN 37208

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**
a. ☐ Vacant Land
b. ☒ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
☒ To be occupied by owner or "family member."
☐ To be rented to someone other than "family member."
See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____
For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☒ Quit Claim Deed
f. ☐ Other:

11. **SALE PRICE:** $ 6,000. 00

12. DATE OF SALE (Numeric Digits): 11 (Month) 24 (Year)
(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ — 00

14. METHOD OF FINANCING:
a. ☐ Cash (100% of Sale Price)
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☐ New loan(s) from f nancial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ Other f nancing; Specify: _____

15. PERSONAL PROPERTY *(see reverse side for definition)*:
(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☐
(b) If Yes, provide the dollar amount of the Personal Property:
$ _____ 00 AND
brief y describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, brief y describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
_____
_____
Phone

18. LEGAL DESCRIPTION *(attach copy if necessary)*:

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent _____
State of TX, County of Collin
Subscribed and sworn to before me on this 13th day of _____ 20___
Notary Public _____
Notary Expiration Date 8-6-2025

Signature of Buyer/Agent Shannon Hasty
State of Texas, County of Collin
Subscribed and sworn to before me on this 13th day of _____ 20___
Notary Public _____
Notary Expiration Date 8-6-2025

AMBER DAWN SALLINGS
Notary Public, State of Texas
Comm. Expires 08-06-2025
Notary ID 133255127

AMBER DAWN SALLINGS
Notary Public, State of Texas
Comm. Expires 08-06-2025
Notary ID 133255127

Tennessee Certification of Electronic Document

I, Shannon Hasty, 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 _____ (date of document).

_____
Affiant Signature

12-13-2024
Date

State of TEXAS

County of COLLIN

Sworn to and subscribed before me this 13th day of December, 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 8-6-2025

NOTARY'S SEAL

AMBER DAWN SALLINGS
Notary Public, State of Texas
Comm. Expires 08-06-2025
Notary ID 133255127