Name and Address of New Owner:
Michelle Uhles and Gary Scott
105 Chapel Avenue
Nashville, Tennessee 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1256637 DEEDQC
04/04/2025 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250404-0025852

Map & Parcel No: **083-06-0-263.00**

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michelle Uhles and Gary Scott, heirs of Shirley F. Scott,** "the Grantors," conveys and quitclaims unto **Michelle Uhles and Gary Scott, as joint tenants with right of survivorship,** "the Grantees," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

Being the southerly part of Lot No. 34 and the northerly part of Lot No. 35 on the Plan of Olivia W. Sharpe's Addition to Nashville, as of record in Book 332, Page 17, Register's Office for said County, described as follows:

Beginning on the westerly margin of Chapel Avenue 118.5 feet northerly from the northerly margin of Eastland Avenue being W. L. Horn's Northeast corner; thence with the westerly margin of Chapel Avenue, northerly 86 feet to the southeast corner of the Baptist Church Lot; thence westerly with the southerly line of said Church Lot, 205 feet more or less, to the easterly margin of an alley; thence with the easterly margin of said alley southerly 79 feet to said Horn's northwest corner; thence with the northerly line easterly 234 feet, more or less, to the beginning.

Being the same property conveyed to Glynn M. Scott and wife, Shirley F. Scott by Installment Deed from Albert W. Fisher and wife, Mattie B. Fisher dated May 5, 1978 and recorded on May 5, 1978, of record in Book 5281, Page 918, Register's Office for Davidson County.

Michelle Uhles has been appointed Emergency Conservator for Glen Mitchel Scott aka Glynn Mitchel Scott, in Case No. 24P2081 in the Second Circuit Court for Davidson County, Tennessee Probate Division.

Being the same property conveyed to Shirley F. Scott, a married woman, by Quitclaim Deed from Michelle Uhles, as Emergency Conservator for Glynn M. Scott, a married man, dated October 23, 2024 and recorded on October 23, 2024, of record in Instrument No. 20241023-0082498, Register's Office for Davidson County.

Glynn Mitchel Scott having since died on Wednesday, November 13, 2024. Shirley Faye Scott having since died intestate on March 15, 2025. Affidavit of Heirship of record in Instrument No. 202504040025850 and 202504040025851.

Being improved property known as **105 Chapel Avenue, Nashville, Tennessee 37216.**

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the this 4th day of April, 2025.

Michelle Uhles (SEAL)
Michelle Uhles

Gary Scott (SEAL)
Gary Scott

STATE OF Tennessee
COUNTY OF Davidson

On this 4th day of April, 2025, before me personally appeared Michelle Uhles and Gary Scott, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 4th day of April, 2025.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

## AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: _____
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 4th day of April, 2025.

Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**Tennessee Certification of Electronic Document**

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4.4.25.

Affiant Signature

4.4.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 4 day of April, 2025.

Notary Signature

My Commission Expires: 5.9.26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON