QUITCLAIM DEED

Karen Johnson
Batch # 1257048
04/07/2025 10 54 51 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250407-0026115

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00.

Patrick Starnes

Jacqueline Starnes

Patrick Starnes

Jacqueline Starnes

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL 2025.

Notary Public
My Commission Expires: Aug. 19, 2028

CHARLES R. FRAZIER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY
Charles R. Frazier, Attorney at Law, 5258B Murfreesboro Road, Lavergne, TN 37086
From information furnished by the parties.

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX NOTICES TO: NEW OWNER	MAP-PARCEL NUMBERS
(NAME) Sheltrice Trust	(NAME) America's Wholesale Lender	058 11 0A 023.00
(ADDRESS) 4325 Shady Dale Rd	(ADDRESS) P.O. Box 961206 FTWX 1206	
(CITY) (STATE) (ZIP) Nashville, TN 37218	(CITY) (STATE) (ZIP) Fort Worth, TX 76161	

KNOW ALL MEN BY THESE PRESENTS that Patrick Starnes and Jacqueline Starnes, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever **quitclaim** unto Patrick Starnes and Jacqueline Starnes, Trustees, or their successors in interest, of the Sheltrice Trust, and any amendments thereto, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 23 on the plan of Section One, Drake's Run, of record in Plat Book 9700, page 818, Register's Office for Davidson County, Tennessee, reference to said plan is hereby made for a more complete description.

Being the same property conveyed to Patrick Starnes and wife Jackie Starnes from Wiesner Custom Homes, a Tennessee general partnership, by **Warranty Deed** dated February 20th, 2007, and recorded, February 26th, 2007, of record in Instrument #20070226-0023373, in the Register's Office for Davidson County, Tennessee.

This improved property is known as 4325 Shady Dale Rd, Nashville, TN 37218.

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THIS CONVEYANCE IS MADE SUBJECT TO this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

WITNESS OUR HANDS this 2nd day of April, 2025.

GRANTOR:

Patrick Starnes

GRANTOR:

Jacqueline Starnes

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick Starnes and Jacqueline Starnes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they as the within named bargainers, executed the foregoing QUITCLAIM DEED for the purposes therein contained.

Witness my hand and official seal this the 2nd day of April, 2025.

CHARLES R. FRAZIER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

NOTARY PUBLIC

My commission expires: Aug. 19, 2028

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