Karen Johnson Davidson County
Batch# 1263431 DEEDQC
04/23/2025 12:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250423-0031193

QUITCLAIM DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of April, 2025.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-464

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Angela Delight Shields	Same as owner	103 04 0 141.00
(NAME) 4210 Utah Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Angela Delight Shields, formerly known as Angela Shields Scalise** (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Angela Delight Shields** (the "**Grantee**"), her successors and assigns, all her right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 4210 Utah Avenue, Nashville, TN 37209.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 23 day of April, 2025.

GRANTOR:

Angela Delight Shields

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Angela Delight Shields, formerly known as Angela Shields Scalise, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of April, 2025.

Notary Public

My Commission Expires: 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being the Easterly half of Lot No. 92 on the Plan of WEST END ANNEX, as of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot 92 fronts 50 feet on the Northerly side of Utah Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Angela Shields Scalise by Warranty Deed from Christine Marie Kelly, Successor Trustee of the Alice Faye Kelly Revocable Trust dated May 29, 2024, of record in Instrument No. 20241009-0078481, in the Register's Office of Davidson County, Tennessee, dated October 9, 2024, and recorded on October 9, 2024.

Angela Shields Scalise formally changed her name to Angela Delight Shields, and is one and same person.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 April 23, 2025.

Signature
Date: April 23, 2025

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 23rd day of April, 2025 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025