AFTER RECORDING RETURN TO:
Antoinette Ingram-Shelton and Joe K. Shelton, Jr.
3006 Ewingdale Drive
Nashville, TN 37207
File No. 74833921

This document prepared by:
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8940 Main Street
Clarence, NY 14031
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Karen Johnson Davidson County
Batch# 1282085 DEEDQC
06/06/2025 01:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250606-0044763

Tax ID No.: 059 04 0A 063.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 2 day of June, 2025 by and between **Antoinette Ingram-Shelton F/K/A Antoinette Ingram, a married woman who acquired title as single,** residing at 3006 Ewingdale Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **Antoinette Ingram-Shelton and Joe K. Shelton, Jr., wife and husband, as joint tenants with right of survivorship,** residing at 3006 Ewingdale Drive, Nashville, TN 37207, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 3006 Ewingdale Drive, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on February 01, 2006 under Instrument No. 20060201-0012281 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Antoinette Ingram-Shelton F/K/A Antoinette Ingram

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Antoinette Ingram-Shelton F/K/A Antoinette Ingram** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 2nd day of June, 2025.

Notary Public

My Commission expires: 11/08/2028

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Antoinette Ingram Shelton

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 2nd day of June, 2025

Notary Public
My Commission Expires: 11/08/2028

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028

Name and address for person(s) responsible for taxes:

Antoinette Ingram-Shelton and Joe K. Shelton, Jr.
3006 Ewingdale Drive
Nashville, TN 37207

Name and address of property owner:

Antoinette Ingram-Shelton and Joe K. Shelton, Jr.
3006 Ewingdale Drive
Nashville, TN 37207

EXHIBIT A
LEGAL DESCRIPTION

Tax Id Number(s): 059 04 0A 063.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 54 ON THE PLAN OF BROOKVIEW SUBDIVISION, PHASE 3, OF RECORD IN INSTRUMENT NO. 20050928-0116190, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Commonly known as: 3006 Ewingdale Dr, Nashville, TN 37207-2725

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Antoinette Ingram, a single woman, by deed dated January 27, 2006 of record in Deed Instrument/Case No. 20060201-0012281, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 6/2/2025 (date of document).

Affiant Signature

Jun 4, 2025
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 04 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE