Karen Johnson Davidson County
Batch# 1395377 DEEDQC
03/20/2026 10:23:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260320-0022297

AFTER RECORDING RETURN TO:
DARRYL TURNER SHELTON, JR.
2724 Hydes Ferry Road
Nashville, TN 37218
File No. R-310932-POL

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 080 12 0 118.00

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 12 day of March, 2026 by and between **DARRYL TURNER SHELTON, JR., married who acquired title as unmarried, joined in execution by his spouse, ERICA SHELTON,** residing at 2724 Hydes Ferry Road, Nashville, TN 37218, hereinafter referred to as Grantor(s) and **DARRYL TURNER SHELTON, JR., married,** residing at 2724 Hydes Ferry Road, Nashville, TN 37218, 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:

BEING Lot No. 7, on the Plan of River Meadows, Section 2, of record in Plat Book 11700, Page 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Property Address: 2724 Hydes Ferry Road, Nashville, TN 37218

Being the same property conveyed to the Grantor(s) in a Deed recorded on 09/27/2004 under Instrument No. 20040927-0115967 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.

Darryl Turner Shelton
DARRYL TURNER SHELTON, JR.

Erica Shelton
ERICA SHELTON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DARRYL TURNER SHELTON, JR. and ERICA SHELTON** 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, Tennessee, this 12 day of March, 20 26.

Notary Public

My Commission expires: 7/3/29

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

LIGIA L. ILEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

Darryl Turner Shelly
Affiant

Print Name: Darryl Turner Shelton Jr

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 12 day of March, 2026.

Notary Public
My Commission Expires: 9/3/29

LIGIA L. ILEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

DARRYL TURNER SHELTON, JR.
2724 Hydes Ferry Road
Nashville, TN 37218

Name and address of property owner:

DARRYL TURNER SHELTON, JR.
2724 Hydes Ferry Road
Nashville, TN 37218

Tennessee Certification of Electronic Document

I, Cassandra Albert, 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 03/12/2026 (date of document).

Affiant Signature

03/12/2026
Date

STATE OF Rhode Island
COUNTY OF Kent

Subscribed and sworn to before me this 12 day of March, 20 2026.

Notary Public
My Commission Expires: 02-26-30

ALEXIS ABRAMS
Notary Public, State of Rhode Island
My Commission Expires FEB. 26, 2030

Exhibit "A"

Legal Description

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 7, ON THE PLAN OF RIVER MEADOWS, SECTION 2, OF RECORD IN PLAT BOOK 11700, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DARRYL TURNER SHELTON, JR., UNMARRIED FROM AFFORDABLE HOUSING RESOURCES, INC., BY DEED DATED SEPTEMBER 23, 2004 AND RECORDED ON SEPTEMBER 27, 2004 IN INSTRUMENT 200409270115967

Parcel ID Number: 080 12 0 118.00