Karen Johnson Davidson County
Batch# 1408304 DEEDQC
04/20/2026 10:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260420-0032077

QUITCLAIM DEED

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

G-ORE-26-1320

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
J'Nae Fincannon	**New Owner**	
(NAME)	(NAME)	**072-07-0-031.00**
1320 Shelton Ave,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAYLON FINCANNON AND WIFE, JUDY FINCANNON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **J'NAE FINCANNON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 20 and 21, on the Plan of the Subdivision of the Mora Sharpe Lands, as shown on plat of record in Plat Book 547, page 114, in the Register's Office for Davidson County, Tennessee; and further described according to a survey by John Kohl dated November 30, 1983, as follows: Said parts of Lots Nos. 20 and 21 front together 150 feet on the southerly margin of Shelton Avenue and run back 75 feet on the easterly margin an 75 feet on the westerly margin to a line in the rear whereon together the measure 150 feet, more or less.

Being the same property conveyed to Jaylon Fincannon and wife, Judy Fincannon, and J'Nae Fincannon, unmarried, as tenants in common with rights of survivorship, by Warranty Deed from Eric Quiram and Amanda Quiram, husband and wife, executed on December 30, 2009 and recorded in Instrument Number 20100107-0001468, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1320 Shelton Ave, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 17 day of April, 2026.

Jaylon Fincannon

Judy Fincannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAYLON FINCANNON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of April, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDY FINCANNON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of April, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Kayla Lodge, 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 4/17/2026 (date of document).

Affiant Signature

Date 4/17/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

