QUITCLAIM DEED

GREGG W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JANUARY 28, 2006

(AFFIX SEAL)

MY COMMISSION EXPIRES:.

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 1-8-04.

Notary Public

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon D. Jeffus	SAME	087-09-061.00
(NAME) 105 Nancy Ct.	(NAME) SAME	
Hermitage, TN,37076	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Shannon D. Jeffus, unmarried, HEREINAFTER CALLED THE GRANTORS, HEREBY QUITCLAIMS TO **SHANNON D. JEFFUS AND MATTHEW L. SELLINGER, joint tenants with rights of survivorship** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL HIS/HER/THEIR RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

EXHIBIT A

Being Lot Number 6 on the Plan of Final Plat of New Hope Estates Phase One, of record in Plat Book 9700, page 319, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard D. Ertl and wife, Betty A. Ertl by Deed from Continental Development and Construction, Inc. dated 7/31/02, of record in Instrument # 200208050093710, Register's Office for Davidson County, Tennessee. Also see deed of record dated 5/29/01 from Lane Family Partners LP to Continental Development and Construction Inc. of record in Instrument # 200106080060601 for said County. Further being conveyed to Shannon D. Jeffus by Deed dated 9/5/03 of record in Instru #20030911-0133483 Register's Office for Davidson County, Tennessee.

unimproved
This is improved ☒ property, known as 105 Nancy Ct., Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WITH THE HEREDITAMENTS AND APPURTENANCES THERETO APPERTAINING, HEREBY RELEASING ALL CLAIM TO HOMESTEAD THEREIN. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 1/5/04.

Shannon D. Jeffus

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Gregg W. Clarke (notary public), Shannon D Jeffus the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission Expires:

, Notary Public

GREGG W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JANUARY 28, 2006

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax. (615) 883-7543

Davidson County DEEDQC
Recvd: 02/05/04 12:09 1pgs
Fees:12.00 Taxes:0.00

20040205-0014225