Davidson County DEEDQC
Recvd: 09/10/08 14:58 3 pgs
Fees:17.00 Taxes:0.00
20080910-0092803

QUITCLAIM DEED

This Instrument Prepared By:
Angela Harrell, 111 Old Hickory Blvd. #151, Nashville, TN 37221

New Owner:	Send Tax Bills To:	Map-Parcel:
Denisa Foster,		
3405 Elkins Avenue,	**Same as New Owner**	**092-13-0-347.00**
Nashville, TN 37209		

KNOWN ALL MEN BY THESE PRESENTS, that **Carla Sheffield, Jammie Sheffield, Denisa Foster, Bobby Sheffield, Dorinda Sheffield, Byron Sheffield, Larry Sheffield, and Robert Sheffield** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Denisa Foster** all his/her right, title, and interest to the following described real estate, at 3405 Elkins Avenue, Nashville, TN 37209 located in **Davidson County, Tennessee**, as **fee simple,** the Legal Description of said property is as follows:

Land in Davidson County, Tennessee, being Lot No. 115 on the Map of Hortense Place, as of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Walsie Dean Sheffield by Quit Claim Deed from Dorinda Sheffield and Bobby L. Sheffield recorded on October 11, 2000, in Instrument No. 20001011-0101061, Register's Office for Davidson County, Tennessee. Walsie Dean Sheffield having since died and Carla Sheffield, Jammie Sheffield, Denisa Foster, Bobby Sheffield, Dorinda Sheffield, Byron Sheffield, Larry Sheffield, and Robert Sheffield acquired the property as heirs at law of record in Affidavit of Heirship recorded on ~~June~~ September ___, 2008, In Instrument No. 20080910-0092802, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all matters and restrictions, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office.

IN TESTIMONY WHEREOF he/she has (ve) hereunto set his/her hand(s) and seal(s) this 30th day of June, 2008

Carla Sheffield
Carla Sheffield

Byron Sheffield
Byron Sheffield

Dorinda Sheffield
Dorinda Sheffield

Larry Dorrell Sheffield
Larry Sheffield

Bobby Sheffield
Bobby Sheffield

Jammie Sheffield
Jammie Sheffield

Denisa Foster
Denisa Foster

Robert Sheffield
Robert Sheffield

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for said County and State, the within named **Carla Sheffield, Jammie Sheffield, Denisa Foster, Bobby Sheffield, Dorinda Sheffield, Byron Sheffield, Larry Sheffield, and Robert Sheffield**, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that **Carla Sheffield, Jammie Sheffield, Denisa Foster, Bobby Sheffield, Dorinda Sheffield, Byron Sheffield, Larry Sheffield, and Robert Sheffield** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this ____ day of June, 2008

My Commission Expires: 1/23/2010

_____
Notary Public

Sworn and subscribed to me this 30th **day of June, 2008.**

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

The actual consideration for this transfer is –0-

Denisa Foster
Affiant

Witness my hand and official seal this 30th **day of June, 2008.**

My Commission Expires: 1/23/2010

_____
Notary Public

Sworn and subscribed to me this 30th **day of June, 2008.**

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Florence King, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

FLORENCE KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Florence King
Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires JAN. 9, 2012