BILL GARRETT, Davidson County
Trans:T20140053868 DEEDQC
Recvd: 07/25/14 11:21 6 pgs
Fees:32.00 Taxes:0.00

20140725-0066246

This Instrument Was Prepared By:
Harris A. Gilbert
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this conveyance is $0.00.

HARRIS A. GILBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 11, 2017

Affiant

Subscribed and sworn to before me this 22nd day of July, 2014.

Notary Public

My Commission Expires: 1/11/17

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Minnette F. Shepard **3901 Harding Road #302** **Nashville, Tennessee 37205**	**Same**	**Map 103-16-A** **Parcel 3 CO**

As tenants-in-common, we, Nishan M. Shepard and Renee' Alterman ("Grantors") own each a 32% undivided tenant-in-common interest in the certain tract of land described in Exhibit A hereafter. Our mother, Minnette F. Shepard, owns a 36% interest as tenant-in-common to said property. These events have occurred as the following:

1. A conveyance was made dated August 8, 1996, by our parents Al Shepard and wife, Minnette F. Shepard, to Nishan M. Shepard and Renee' Alterman as tenants-in-common, of a 16% undivided tenant-in-common interest each to the land described on Exhibit A attached hereto. The Deed was recorded in Book 10264, page 252, Register's Office for Davidson County, Tennessee.

2. Subsequently, by Quitclaim Deed dated January 13, 1997, Al Shepard and wife, Minnette F. Shepard, deeded another 16% interest as tenants-in-common to each of us, Nishan M. Shepard and Renee' Alterman, whereby we would each own, thereafter, a 32% undivided tenant-in-common interest in subject property. The Deed was dated January 17, 1997, recorded in Book 10329, page 483 in Register's Office, Davidson County, Tennessee.

3. Thereafter, by Quitclaim Deed, Al Shepard and Minnette F. Shepard terminated their tenancy by entirety, and Al Shepard quitclaimed to his wife, Minnette F. Shepard, all of his interest from said property, described herein, being a 36% interest. Minnette F. Shepard thereby owned a 36% tenancy-in-common interest. This Deed, dated May 1, 2006, is of record as Instrument No. 20060502-0050672.

For love for our mother and for no monetary consideration, and for the good and valuable consideration of making a gift to our mother, who is in need of additional funds for the purpose of taking care of extraordinary medical expenses, nursing care, special care and needs of an extended illness, we, Nishan M. Shepard and Renee' Alterman, do hereby release, remise and quitclaim to our mother, Minnette F. Shepard, all of our right title and interest in said property described on Exhibit A, hereto, incorporated by reference, which is each a 32% undivided interest in said property.

The land being conveyed herewith is the property in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto, and incorporated here by reference.

The subject property interest is hereby quitclaimed, subject to such limitations, restrictions and encumbrances as may affect the premises.

After this conveyance, Minnette F. Shepard shall own a 100% interest in subject property, as the 32% interest of Nishan M. Shepard and the 32% interest of Renee' Alterman has been conveyed hereunder to her, our beloved mother, Minnette F. Shepard, by this Quitclaim Deed.

WITNESS OUR HANDS, this instrument has been executed by the Grantors, this the 22nd day of July, 2014.

By:_____
Nishan M. Shepard, Grantor

By:_____
Renee' Alterman, Grantor

For love for our mother and for no monetary consideration, and for the good and valuable consideration of making a gift to our mother, who is in need of additional funds for the purpose of taking care of extraordinary medical expenses, nursing care, special care and needs of an extended illness, we, Nishan M. Shepard and Renee' Alterman, do hereby release, remise and quitclaim to our mother, Minnette F. Shepard, all of our right title and interest in said property described on Exhibit A, hereto, incorporated by reference, which is each a 32% undivided interest in said property.

The land being conveyed herewith is the property in Davidson County, Tennessee, being more particularly described on Exhibit A, attached hereto, and incorporated here by reference.

The subject property interest is hereby quitclaimed, subject to such limitations, restrictions and encumbrances as may affect the premises.

After this conveyance, Minnette F. Shepard shall own a 100% interest in subject property, as the 32% interest of Nishan M. Shepard and the 32% interest of Renee' Alterman has been conveyed hereunder to her, our beloved mother, Minnette F. Shepard, by this Quitclaim Deed.

WITNESS OUR HANDS, this instrument has been executed by the Grantors, this the 22nd day of July, 2014.

By:_____
Nishan M. Shepard, Grantor

By: Renee' Alterman
Renee' Alterman, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of July, 2014, before me personally appeared **NISHAN M. SHEPARD**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument.

Witness my hand and official seal at office, this 22 day of July, 2014.

Notary Public

My Commission Expires:
1/11/17

HARRIS A. GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 11, 2017

STATE OF GEORGIA)
COUNTY OF Fulton)

On this 23rd day of July, 2014, before me personally appeared **RENEE' ALTERMAN**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument..

Witness my hand and official seal at office, this 23rd day of July, 2014.

Notary Public

CARLTON SANDERS
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires May 06, 2017

My Commission Expires:
May 6 2017

EXHIBIT A

PROPERTY DESCRIPTION

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 302 on the plan of The Rokeby, of record in Book 5060, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Subject to Master Deed and By-Laws, which contain Restrictive Covenants and other matters of record in Book 4829, page 138, as amended, said Register's Office.

Being the same property conveyed to Minnette F. Shepard and spouse, Al Shepard, by deed in Fred V. Lucas and spouse, Rebecca D. Lucas, of record in Book 8759, page 44, said Register's Office.

The last conveyances of record concerning the subject property is:

1. A Quitclaim Deed from Al Shepard and wife, Minnette F. Shepard, conveying another 16% undivided tenant-in-common interest in said property to each of their children, Nishan M. Shepard and Renee' Alterman, of record in Book 10329, page 483, said Register's Office;

2. By Quitclaim Deed, the joint tenancy of Al Shepard and Minnette F. Shepard executed a quitclaim deed whereby Al Shepard and Minnette F. Shepard terminated their tenancy by entirety, and Al Shepard quitclaimed to his wife, Minnette F. Shepard, all of his interest and real estate, described herein, being a 36% interest, which thereafter is a tenancy-in-common interest. This Deed, dated May 1, 2006, is of record as Instrument No. 20060502-0050672, said Register's Office.