L0905329-
322392

This instrument prepared by:
Leila Hansen, Esq.
9041 South Pecos Road, Suite 3900
Henderson, Nevada 89074

Davidson County DEEDQC
Recvd: 11/20/15 14:38 4 pgs
Fees:22.00 Taxes:0.00
20151120-0118075

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Ella Shepherd	Ella Shepherd	136150B08500CO
3401 Anderson Road	3401 Anderson Road	
Antioch, Tennessee 37013	Antioch, Tennessee 37013	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Ella R. Shepherd, an unmarried woman and Stephen L. Shepherd, an unmarried man who acquired title as husband and wife** by these presents do hereby quitclaim and convey unto the said **Ella R. Shepherd, an unmarried woman**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 79 ON THE PLAN OF A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) PHASE 2, REVISION 1, SMITH SPRINGS TOWNHOMES OF RECORD IN INSTRUMENT NO. 200106290068937, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

The express purpose of this conveyance is to Removing Former Spouse from Title.

This is unimproved ( ) property known as 3401 Anderson Road, Antioch, Tennessee 37013
Improved (✓)

Pursuant to divorce dated June 11, 2015 in the county of Rutherford. Case number 14CV1367

Whenever 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 our hand this 16 day of November, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ella R. Shepherd

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, Carol DiGiore, a Notary Public in and for said County and State, **Ella R. Shepherd** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Nashville Tenn this 16 day of November, A.D., 2015.

NOTARY STAMP/SEAL

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Carol DiGiore
NOTARY PUBLIC
Notary Commission Expires: 7-2-18

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 16 day of November, 2015.

(Affix Seal)

Ella R. Shepherd
Affiant

Carol DiGiore
Notary Public
My Commission Expires: 7-2-18
CAROL DiGiore

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 17th day of September, 2015.

STEPHEN L. SHEPHERD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Stephen L. Shepherd, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 05/08/2018

MICHAEL K. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of $ None.

Affiant

SWORN TO and subscribed before me this the 6th day of October, 2015.

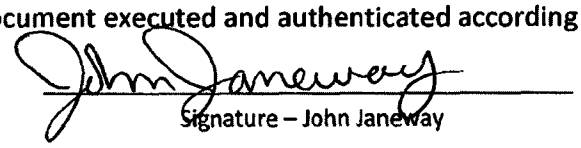
NOTARY PUBLIC

My Commission Expires: 11/06/2017

MARIE STACEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11/6/2017

True Copy Certification

I, **John Janeway**, 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.

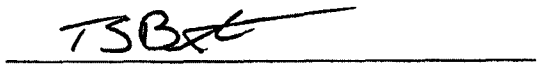


Signature – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

