This instrument prepared by:
Leila H. Hansen, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074

Davidson County DEEDQC
Recvd: 02/03/16 13:48 4 pgs
Fees:22.00 Taxes:0.00
20160203-0010600

60913471-3309449

QUITCLAIM DEED

(1)

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Joyce M. Sheppard	Joyce M. Sheppard	06012004500
198 Sunset Drive	198 Sunset Drive	
Nashville, TN 37207-3011	Nashville, TN 37207-3011	

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, **Joyce M. Sheppard, formerly known as Joyce Marie Whitfield Sheppard, an unmarried woman, who acquired title without marital status** by these presents do hereby quitclaim and convey unto the said **Joyce M. Sheppard, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to update Grantor's name and marital status.

This is unimproved ( ) property known as 198 Sunset Drive
Improved ( ) Nashville, Tennessee 37207-3011

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 25 day of January, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joyce M. Sheppard f/k/a
Joyce Marie Whitfield Sheppard

Joyce M. Sheppard, f/k/a
Joyce Marie Whitfield Sheppard

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Karen R. Campbell, a Notary Public in and for said County and State, **Joyce M. Sheppard, f/k/a Joyce Marie Whitfield Sheppard** 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 418 Sunset Dr., Nashville, TN 37209 this 25th day of January, A.D., 20 16.

NOTARY STAMP/SEAL

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

Karen R. Campbell
NOTARY PUBLIC
Notary Commission Expires: Nov. 6, 2017

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 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 25th day of January, 2016.

(Affix Seal)

Joyce M Sheppard f/k/a
Joyce Marie Whitfield Sheppard
Affiant

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TENNESSEE

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NO. 16, 17 AND 18 ON THE PLAN OF HIGHLAND PARK, BLOCK "C", OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Joyce Marie Whitfield Sheppard by Will from Ruth I. Whitefield, deceased of record in Book 218, Page 6, said Register's Office.

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)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE