Davidson County	DEEDQC
Recvd: 11/29/16 08:51	3 pgs
Fees:17.00 Taxes:0.00	
20161129-0124802	

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 28th day of Nov, 2016.

NOTARY PUBLIC
My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

ADDRESS OF NEW OWNER:
Cynthia Martin
P.O. Box 10038
Murfreesboro, TN 37129

SEND TAX BILLS TO:
New Owner

Map & Parcel:
Part of 072-11-0-0084.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Shepard Investments, LLC, a Tennessee limited liability company,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Cynthia Martin, married,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being depicted as Wells Plan B on the Plan of 2413 Branch Street, a horizontal property regime with private elements, of record Instrument No. 20161019-0110383, as corrected in Instrument No. 20161020-0110973, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Shepard Investments, LLC, from Brad Smotherman, by Warranty Deed, of record in Instrument No. 20160804-0080950, Register's Office for Davidson County, Tennessee.

This is property known as 2413 Branch Street, Nashville, Tennessee 37216.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 17th day of December, 2016.

SHEPARD INVESTMENTS, LLC

By: Ryan Church
Its: Member

STATE OF TENNESSEE

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ryan Church, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of Shepard Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that, as such, he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 17th day of Nov., 2016.

Notary Public

SUSAN BOTTORFF
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 12-22-19

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

