SEND TAX STATEMENTS TO
NAME AND ADDRESS OF NEW OWNER:

Raymond Ufford
135 Kingston
Nashville, TN 37207

THIS INSTRUMENT WAS PREPARED
FROM INFORMATION FURNISHED BY
THE PARTIES HEREIN FOR WHICH
THE PREPARER ASSUMES NO
RESPONSIBILITY
PREPARED BY:
TRI-STAR TITLE COMPANY, LLC.
106 EAST COLLEGE STREET
MURFREESBORO, TN 37130

MAP & PARCEL: 05308013100

Davidson County DEEDQC
Recvd: 01/12/17 10:48 3 pgs
Fees:17.00 Taxes:0.00
20170112-0003597

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum and amount of ONE and NO/100 ($1.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, the undersigned, **TERESA SHEPPARD, an unmarried woman,** have this day bargained and does hereby transfer and Quitclaim unto, **RAYMOND UFFORD,** his heirs and assigns, a certain tract or parcel of real estate situated in the County of Davidson, State of Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 of Block 17 on the Plan of Dabbs and Elliott Subdivision at Old Hickory, of record in Book 547, page 127, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the southeasterly side of 28th Street and runs back between parallel lines 144 feet to an alley.

Being the same property conveyed to Timothy Sheppard and wife, Teresa Sheppard, by Special Warranty Deed from Associates Financial Services Company of Tennessee on October 23, 1992, and filed for record in Book 8767, page 647, Register's Office for Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 302 28th St., Old Hickory, TN 37138

IN WITNESS WHEREOF, I have hereunto set my signature on this 9th day of January, 2017.

Teresa Sheppard

TERESA SHEPPARD

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **TERESA SHEPPARD** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the forgoing (QUITCLAIM DEED) instrument for the purposes therein contained.

9th WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee on this the day of January, 2017.

Eileen Smith
NOTARY PUBLIC

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

My Commission Expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eileen Smith
AFFIANT

Sworn to and subscribed before me, this the 9th day of January, 2017

Lucia L Dittmer
NOTARY PUBLIC
My commission expires: 2-20-18

LUCIA L DITTMER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** 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.

Eileen Smith

EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Julie Robertson, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie M. Robertson

Notary's Signature

My Commission Expires: 11/18/12

Notary Seal:

