**This instrument prepared by:**
Leila H. Hale, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

Davidson County DEEDQC
Recvd: 08/16/17 09:06 4 pgs
Fees:22.00 Taxes:0.00
**20170816-0083875**

6337490-4127408

# QUITCLAIM DEED

TITLE OF DOCUMENT

| ADDRESS NEW OWNER AS FOLLOWS: | MAIL TAX STATEMENT TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| Jason Edward Knight | Jason Edward Knight | Map/Parcel: |
| 232 McCoin Drive | 232 McCoin Drive | 02504006500 |
| Goodlettsville, Tennessee 37072 | Goodlettsville, Tennessee 37072 | |

FOR AND IN CONSIDERATION of THREE THOUSAND AND NO/100 DOLLARS ($3,000.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Russell Sheppard, an unmarried man** by these presents do hereby quitclaim and convey unto the said **Jason Edward Knight, a married man**, 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 remove Russell's interest from property.

This is unimproved ( ) property known as 232 McCoin Drive, Goodlettsville, Tennessee 37072
Improved (✓)

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.

(Attached to and becoming a part of Quitclaim Deed dated: July 14, 2017 between **Russell Sheppard, an unmarried man,** as Seller(s) and **Jason Edward Knight, a married man,** as Purchaser(s).)

Witness our hand this 24 day of July, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Russell Sheppard
Russell Sheppard

**ACKNOWLEDGMENT**

**STATE OF** Missouri )
**COUNTY OF** Ozark ) ss

Personally appeared before me, Jackie L. Pendergrass, a Notary Public in and for said County and State, **Russell 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 _____ this 14 day of July, A.D., 2017.

**NOTARY STAMP/SEAL**

Jackie L. Pendergrass
NOTARY PUBLIC
Notary Commission Expires: 8-10-18

JACKIE L. PENDERGRASS
Notary Public - Notary Seal
State of Missouri, Ozark County
Commission # 14629402
My Commission Expires Aug 10, 2018

**AFFIDAVIT OF VALUE**

**STATE OF** Ozark Missouri )
**COUNTY OF** Ozark )

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 14 day of July, 2017.

(Affix Seal)

Russell Sheppard
Affiant

Jackie L. Pendergrass
Notary Public
My Commission Expires: 8-10-18
Jackie L. Pendergrass

JACKIE L. PENDERGRASS
Notary Public - Notary Seal
State of Missouri, Ozark County
Commission # 14629402
My Commission Expires Aug 10, 2018

# EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 02504006500

Land situated in the County of Davidson in the State of TN

BEING LOT NO. 7 AND THE EASTERLY 12 FEET OF LOT NO. 8 ON THE PLAN OF FRANKLIN HEIGHTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2083, PAGE 91, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL SHEPPARD, BY DEED DATED MARCH 25, 2006 OF RECORD IN DEED INSTRUMENT/CASE NO. 20030625-0087412, IN THE COUNTY CLERK'S OFFICE.

Being the same property conveyed to null of record in Deed, in the County Clerk's Office.

Commonly known as: 232 McCoin Dr, Goodlettsville, TN 37072-1522

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

# 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