THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 199919 DEEDQC
02/27/2019 12:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190227-0017815

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jimmy L. Shedd 619 Wade Circle Goodlettsville, TN 37072	Same as Owner	026-10-0-018.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Kati Elizabeth Graham**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Jimmy Lee Shedd**, hereinafter called the Grantee, successors and assigns, all of their right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the same westerly part of Lot No. 44 on the Revised Plan of Terra View as of record in Book 1424, Page 4, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 44 fronts 60 feet on the southerly side of Wade Circle and runs back 179.8 feet on the westerly line and 174.5 feet, more or less, on the easterly line to a dead line, measuring 67.5 feet thereon.

Being the same property conveyed to Kati Elizabeth Graham and Jimmy Lee Shedd, by Warranty Deed from Crown Industries, LLC, a Tennessee Limited liability company, a 1/2 undivided interest, and Lawrence Gregory Malham, a 1/2 undivided interest, of record on May 3, 2017, at Instrument No. 20170503-0043721, Davidson County Register of Deeds.

This is property commonly known as 619 Wade Circle, Goodlettsville, TN 37072.

Witness my hand, this 25 **day of February,** ~~2018~~ 2019**:**

Kati Elizabeth Graham

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kati Elizabeth Graham**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25 day of **February, ~~2018~~ 2019**:

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25 DAY OF **February, ~~2018~~ 2019**:

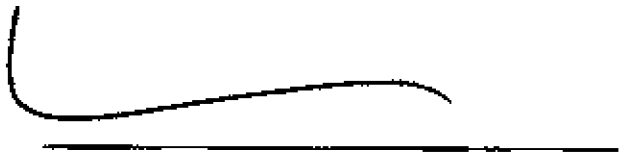
Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

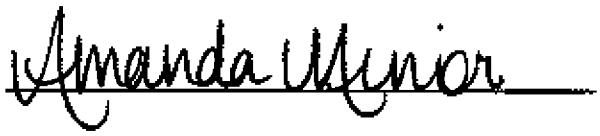
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

