Karen Johnson Davidson County
Batch# 345827 DEEDQC
01/21/2020 01:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200121-0007294

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.

MJS
AFFIANT

Subscribed and sworn to before me
this 17th day of January, 2020.

Jaasé Elleese Smith
NOTARY PUBLIC
My Commission Expires: May 25, 2022

JAASF ELLEESE SMITH
Notary Public - California
Los Angeles County
Commission # 2243944
My Comm. Expires May 25, 2022

ADDRESS OF NEW OWNER:
415 Church St., Unit 1602
Nashville, TN 37219

SEND TAX BILLS TO:
New Owner

Map & Parcel: 093061J09400CO

CORRECTIVE QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Michael J. Shepherd, unmarried,** Grantor, hereby quitclaim and convey all of its undivided right, title and interest to the hereinafter described property to **Kenneth E. Lee and Michael J. Shepherd, Co-Trustees of the Kenneth E. Lee and Michael J. Shepherd Revocable Trust,** Grantee. Said property conveyed herein is described as follows:

A Certain condominium located in Davidson County, Tennessee, being Unit No. 1602 of Viridian Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Viridian Condominium, a Condominium Development of record in Instrument Number 20061004-0122833 and Addendum of record in Instrument Number 20061004-0122834 and Instrument Number 20070711-0082578, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael J. Shepherd, unmarried by Warranty deed from Viridian Development Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20061020-0130740 Register's Office for Davidson County, Tennessee, dated October 19, 2006 and recorded on October 20, 2006.

This Corrective Quitclaim Deed is made for the purpose of correcting the Grantee in Quitclaim Deed of record in Instrument No. 20150414-0032804, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 17 day of January, 2020.

Michael J. Shepherd

STATE OF California

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Michael J. Shepherd**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 17th day of January, 2020.

Notary Public

My Commission Expires: May 25, 2022

JAASE ELLEESE SMITH
Notary Public - California
Los Angeles County
Commission # 2243944
My Comm. Expires May 25, 2022

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

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: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY