AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280074395

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
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Karen Johnson Davidson County
Batch# 362691 DEEDQC
02/25/2020 09:04:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200225-0020575

Tax ID No.: 009-00-0-0900

QUIT CLAIM DEED

THIS DEED made and entered into on this 11th day of December, 2019, by and between **CAMERON J. SHEPHERD, A SINGLE PERSON**, a mailing address of 7791 STRAWBERRY HILL RD, GOODLETTSVILLE, TN 37072, hereinafter referred to as Grantor(s) and **CAMERON J. SHEPHERD, A SINGLE PERSON and AUBREY MARIE CERMAK, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 7791 STRAWBERRY HILL RD, GOODLETTSVILLE, TN 37072, hereinafter referred to as Grantee(s). CERMAK te CS

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 7791 STRAWBERRY HILL RD, GOODLETTSVILLE, TN 37072

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) from William B. Jones and Becky A. Jones in a prior Deed recorded under Document Number 20180829-0085589, recorded on 08/29/2018 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

CAMERON J. SHEPHERD

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **CAMERON J. SHEPHERD**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 11th day of December, 2019.

Cassandra Hayes-Branch
Notary Public
My Commission expires: 03/01/2023

CASSANDRA HAYES-BRANCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03/01/2023

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Dashonne Peake
Affiant

STATE OF Pennsylvania
COUNTY OF Allegheny

Sworn to before me this 14th day of January, 2020.

Deborah A. Walenchok
Notary Public
My Commission Expires: 3/3/2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBORAH A. WALENCHOK, Notary Public
Robinson Township, Allegheny County
My Commission Expires March 3, 2020

Name and address for person(s) responsible for taxes:

CAMERON J. SHEPHERD and AUBREY MARIE CERMARK
7791 STRAWBERRY HILL RD
GOODLETTSVILLE, TN 37072

Name and address of property owner:

CAMERON J. SHEPHERD and AUBREY MARIE CERMARK
7791 STRAWBERRY HILL RD
GOODLETTSVILLE, TN 37072

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING LOT NO. 1, ON THE PLAN OF MITCHELL/ERICKSON SUBDIVISION STRAWBERRY HILL ROAD, OF RECORD IN PLAT BOOK 6200, PAGE 559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM B. JONES AND WIFE, BECKY A. JONES BY DEED DATED JULY 18, 2003 FROM J. FRANK MEISAMER AND WIFE, ANN L. MEISAMER, RECORDED JULY 22, 2003, IN INSTRUMENT NUMBER 20030722-0102280, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ANY AND ALL PLATS, EASEMENTS, RESTRICTIONS, AND OTHER MATTERS OF RECORD INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: 1. SUBJECT TO BUILDING RESTRICTION LINES, EASEMENTS, RIGHTS OF WAY, NOTES, TERMS, CONDITIONS, RESTRICTIONS AND OTHER CRITERIA AS SHOWN ON THE PLAT(S) RECORDED IN PLAT BOOK 6200, PAGE 5559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 009-00-0-0900

PROPERTY COMMONLY KNOWN AS: 7791 STRAWBERRY HILL RD, GOODLETTSVILLE, TN 37072

True Copy Certification

I, LaShonne Peake, 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.

LaShonne Peake
Signature

State of Pennsylvania

County of Coraopolis

Personally appeared before me, Erica Amendola, a notary public for this county and state, LaShonne Peake who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Erica M Amendola
Notary's Signature

My Commission Expires: 3-26-23

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
ERICA M. AMENDOLA, Notary Public
Allegheny County
My Commission Expires March 26, 2023
Commission Number 1289560