Karen Johnson Davidson County
Batch# 436764 DEEDQC
07/13/2020 04:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200713-0076522

Name and Address of New Owner:
SEND TAX BILLKS TO:
Daniel M. Shipp and Stephanie Johnson Shipp
721 Groves Park Road
Nashville, TN 37206

RECORD AND RETURN TO:
PREPARED BY:
Tennessee Title Services, LLC
547 N. Mt. Juliet Rd., STe 100
Mt. Juliet, TN 37122

Map & Parcel No: 083-07-0-153.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel M. Shipp** "the Grantor," convey and quitclaim unto **Daniel M. Shipp and Stephanie Johnson Shipp, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of A Part of the Tillman Home Tract Rolling Acres No. Two, Section One of record in Plat Book 1424, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel M. Shipp by Warranty deed from Dean McGourty and Valerie Norton of record in Instrument No. 20131112-0116750 Register's Office for Davidson County, Tennessee, dated November 06, 2013 and recorded on November 12, 2013.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Deed on the 8th day of July, 2020.

Daniel M. Shipp (SEAL)
Daniel M. Shipp

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Williamson

Personally appeared before me, a Notary Public in and for said State and County, Daniel M. Shipp , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of July, 2020.

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Notary Public
My commission expires: 2/28/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~ Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.0** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Stephanie Shipp
(Affiant)

Sworn to and subscribed before me this 8th day of July, 2020.

Notary Public
My commission expires: 2/28/2023

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

True Copy Certification

I, **Jennifer Pennell**, 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

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022