THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow
580 Franklin Road, Suite 203
Franklin, TN 37069

Address New Owner(s)
Amy C. Shields
1521 Rachels Ridge
Hermitage, Tennessee 37076

Send Tax Bills To:
Amy C. Shields
1521 Rachels Ridge
Hermitage, TN 37076

Map & Parcel Nos.:
086-04-0C-031.00

Karen Johnson Davidson County
Batch# 549508 DEEDQC
01/07/2021 01:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210107-0003478

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Brett W. Shields** ("Grantor") does hereby quitclaim and convey unto **Amy C. Shields, married** ("Grantees"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Jackson's Grove, Phase Three, of record in Book 9700, page 988, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brett Shields and wife, Amy C. Shields from Amy C. Shields (formerly Amy C. Hawes) December 15, 2020 and recorded_____ in Instrument _____, said Register's Office.

The address of the herein described property is believed to be 1521 Rachels Ridge, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This is improved property known as **1521 Rachels Ridge, Hermitage, Tennessee 37076.**

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6 day of January, 2021.

Brett W. Shields

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration is $0.

AFFIANT

Subscribed and sworn to before me, this 6 day of January, 2021

NOTARY PUBLIC

My Commission Expires:
7/5/2021

SHERI L. ENGLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said state and county, **Brett W. Shields**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of January, 2021.

NOTARY PUBLIC

My Commission Expires:
7/5/2021

SHERI L. ENGLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon 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: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022