Karen Johnson Davidson County
Batch# 549980 DEEDQC
01/08/2021 02:00:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20210108-0004071

----------SPACE ABOVE THIS LINE FOR RECORDER'S USE----------

**After recording return to:**
**Amrock**
**662 Woodward Avenue**
**Detroit Michigan 48226**

**NEW OWNERS and**
**send tax bill to:**
**Eden D. Frangipane and Daniel Stephen Shepherd**
**217 Raymond St.**
**Nashville Tennessee 37211**

Real Estate Tax ID Number: **13302024700**

**This document was prepared under the supervision of Michael P. Bell, 1390 Piccard Drive, Ste. 300, Rockville, MD 20850 without benefit of title examination and no legal advice was requested or provided.**

67500024-5890418

# QUITCLAIM DEED
**Under T.C.A. Section 66-5-103(B)(2)**

**This No Consideration transfer is exempt from transfer tax pursuant to TN Code Section 67-4-409 (a)(4).**

THIS QUITCLAIM DEED, made this 5TH day of JULY, 2020 by and between **Eden D. Frangipane and spouse, Daniel Stephen Shepherd and Jonathan Boye, married**, whose post office address(es) is/are **217 Raymond St., Nashville, Tennessee 37211 and 5710 Quest Ridge Rd., Franklin, Tennessee 37064,** as party or parties of the first part, "Grantor", and **Eden D. Frangipane and Daniel Stephen Shepherd, wife and husband, Joint Tenants with Right of Survivorship,** whose post office address(es) is/are **217 Raymond St., Nashville, Tennessee 37211**, as party or parties of the second part, "Grantee",

**WITNESSTH:**

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Parties of the First Part have quitclaimed to the Parties of the Second Part, all interest in the following described property, situate, lying and being in **Davidson County, Tennessee** to-wit:

**SEE ATTACHED EXHIBIT "A" AND INCORPORATED HEREIN.**

**PROPERTY ADDRESS: 217 Raymond St., Nashville, Tennessee 37211**

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

**IN WITNESS WHEREOF**, the said Grantor(s) has/have signed and sealed these presents, together or in counterpart, the day, month and year first above written.

_____ (SEAL)
Eden D. Frangipane

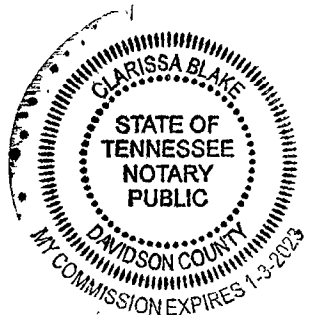
STATE OF TENNESSEE

COUNTY DAVIDSON, to wit:

Personally appeared before me, a Notary Public of said county and State, **Eden D. Frangipane**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
Name: Clarissa Blake
Commission Expiration Date: Jan. 3, 2023






67500024

_____ (SEAL)
Daniel Stephen Shepherd

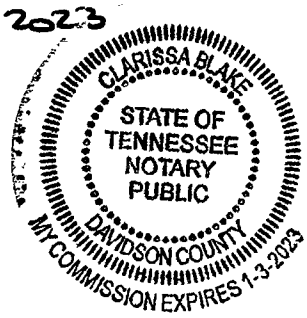
STATE OF TENNESSEE

COUNTY DAVIDSON, to wit:

Personally appeared before me, a Notary Public of said county and State, **Daniel Stephen Shepherd**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
Name: CLARISSA BLAKE
Commission Expiration Date: JAN. 3, 2023






67500024

_____ (SEAL)
Jonathan Boye

STATE OF TENNESSEE

COUNTY DAVIDSON, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jonathan Boye**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
Name: CLARISSA BLAKE
Commission Expiration Date: JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

**AFFIDAVIT OF CONSIDERATION**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON to wit:**

**I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is** $10.00 .

_____ (SEAL)
**Affiant**

**Subscribed and sworn to before me on this the 5TH day of July, 20 20**

_____
**Notary Public**
**NAME:** CLARISSA BLAKE

**My Commission Expires:** JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023



67500024

_____ (SEAL)
Jonathan Boye

STATE OF TENNESSEE

COUNTY DAVIDSON, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jonathan Boye**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein cointained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public
Name: CLARISSA BLAKE
Commission Expiration Date: JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

**AFFIDAVIT OF CONSIDERATION**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON to wit:**

**I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is** $10.00 .

_____ **(SEAL)**
**Affiant**

**Subscribed and sworn to before me on this the 5TH day of JULY, 20 20.**

_____
**Notary Public**
**NAME:** CLARISSA BLAKE

**My Commission Expires:** JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023



67500024

## EXHIBIT A

**Legal Description:**

**Land situated in the County of Davidson in the State of TN**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 217 ON THE PLAN OF SUNRISE HEIGHTS, FIRST ADDITION OF RECORD IN PLAT BOOK 421, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO RICHARD M. HEARN BY DEED OF RECORD IN BOOK 6462, PAGE 363, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**Being the same property conveyed to Eden D. Frangipane and spouse, Daniel Stephen Shepherd and Jonathan Boye, married, by deed dated August 31, 2012 of record in Deed Instrument/Case No. 20120906-0080611, in the Office of the Davidson County Register of Deeds.**

Parcel Identification Number: 13302024700
Commonly Known As: 217 Raymond St., Nashville, Tennessee 37211

# True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne