Karen Johnson Davidson County
Batch# 602633 DEEDQC
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Fees: $17.00 Taxes: $0.00
20210330-0041260

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Linda M. Shepherd, Trustee
101 Creekside Crossing
Ste 1700 #329
Brentwood, TN 37027

SEND TAX BILLS TO: SAME

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

Map No. 118-01-0; Parcel No. 197.00

THIS INSTRUMENT made and entered into on this the 12th day of March, 2021, by and between, **NATHAN JAMES YETTON A/K/A NATHAN J. YETTON** ("Grantor"), and **LINDA M. SHEPHERD, TRUSTEE OF THE 11:11 TRUST DATED JANUARY 14, 2020** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, any and all of Grantor's right, title and interest in and to the following described real estate, to wit:

LAND located in Davidson County, Tennessee, being all of Lot No. 75 on the Plan of Montrose Place, of record in Plat Book 57, page 93, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete description of the property.

BEING the same property conveyed to Nathan James Yetton, a married man, by Warranty Deed from Castleridge Properties, LLC, dated February 15, 2012, of record in Instrument No. 20120314-0021885, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated November 11, 2014, the said Nathan James Yetton, conveyed all of his right, title and interest in subject property to Linda M. Shepherd, Trustee of The Table 61 Trust u/a/d November 11, 2014, an inter-vivos revocable trust agreement, recorded November 12, 2014 in Instrument No. 20141112-0103994, in said Register's Office; and corrected by Affidavit of Scrivener's Error recorded June 11, 2018 in Instrument No. 20180611-0055893, in said Register's Office. By Quitclaim Deed dated January 14, 2021, the said Linda M. Shepherd, Trustee of The Table 61 Trust dated November 11, 2014, conveyed all of her right, title and interest in subject property to Linda M. Shepherd, Trustee of The 11:11 Trust dated January 14, 2021, recorded January 15, 2021 in Instrument No. 20210115-0007168, in said Register's Office.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property is known as 1003 Gilmore Avenue, Nashville, Tennessee, 37204.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on this the 12th day of March, 2021 .

NATHAN JAMES YETTON A/K/A NATHAN J. YETTON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, NATHAN JAMES YETTON A/K/A NATHAN J. YETTON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 2021.

Notary Public

My Commission Expires: 2-7-24

TIFFANY JONES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 12th day of March, 2021.

Notary Public

My Commission Expires: 2-7-24

TIFFANY JONES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Maria Trapp, 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.

Maria Trapp

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, ALISON F. BATES, a notary public for this county and state, MARIA TRAPP who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Alison F. Bates

Notary's Signature

My Commission Expires: 04-23-2023

Notary's Seal (If on paper)

