# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 641391 DEEDQC
05/20/2021 03:11:57 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210520-0068943

O-VRES-18-3110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **SFT West End, LLC, A California Limited Liability Company** | **Same as New Owner** | |
| (NAME) **2155 Kettner Blvd., #326,** | (NAME) | **104-2-D-2.00CO** |
| (ADDRESS) **San Diego, CA 92101** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROGER JOHN SHEPPARD AND TRACEY LYNN SHEPPARD, TRUSTEES OF THE SHEPPARD FAMILY TRUST - 1997,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SFT WEST END, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2 of 3110 West End Circle Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 3110 West End Circle Condominiums of record in Book 6875, Page 613, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Vinita M. Ollapally, unmarried, by Warranty Deed from Rodney J. Cearley, unmarried, recorded February 9, 2007 in Instrument No. 20070209-0017275, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Sheppard Family Trust 1997, by Warranty Deed from Vinita M. Ollapally, unmarried, executed on 7/27/2018 and filed for record on 8/10/2018 as Instrument Number 20180810-0079020, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3110 West End Circle #2, Nashville, Tennessee 37203**.

Witness my/our hand(s) this the 18 day of May, 2021.

The Sheppard Family Trust - 1997

Roger John Sheppard, Trustee

Tracey Lynn Sheppard, Trustee

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER SHEPPARD, Trustee of The Sheppard Family Trust - 1997, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the _____ day of _____, 2021.

_____
Notary Public

My Commission Expires:

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACEY LYNN SHEPPARD, Trustee of The Sheppard Family Trust - 1997, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the _____ day of _____, 2021.

_____
Notary Public

My Commission Expires:

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please see attached Acknowledgment dtd 5/18/2021

WELLS FARGO

# All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sonoma

On 05/18/2021 before me, Marion E Wagner, Notary Public (here insert name and title of the officer),

personally appeared Roger Sheppard, Tracey Lynn Sheppard → Married couple

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Marion E. Wagner

MARION E. WAGNER
COMM. #2307887
NOTARY PUBLIC - CALIFORNIA
SONOMA COUNTY
My Commission Expires 10/05/2023

Notary Seal

**For Bank Purposes Only**

Description of Attached Document

Type or Title of Document Quitclaim Deed

Document Date 05/18/2021 Number of Pages 2

Signer(s) Other Than Named Above None