Name and Address of New Owner:
Daniel W. Shoemake
617 Sue Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 673445 DEEDQC
07/08/2021 01:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210708-0092287

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 16210009400

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, **Christina I. Sepulveda, unmarried woman,** "the Grantor," convey and quitclaim unto **Daniel W. Shoemake, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Brook-View-Estates, Section 2, of record in Book 4460, Page 163, said Register's Office, to which plan reference is hereby made for a complete description of said property.
>
> Being the same property conveyed to Daniel Shoemake and Christina I. Sepulveda by Warranty Deed from Mikhail Yurevich Zemmel and wife, Elena A. Zemmel dated August 23rd 2016 and recorded August 24th 2016 of record in Instrument No. 20160824-0088516, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 617 Sue Drive, Antioch, TN 37013

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 GRANTEE, 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 Quitclaim Deed on the 29 day of May, 2021.

_____ (SEAL)
Christina I. Sepulveda

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Christina I. Sepulveda**, 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 29 day of May, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

_____
Notary Public
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
29 day of May, 2021.

_____
Notary Public
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

File # 21-2020

202107080092287

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5.29.21 (date of document).

Connie Taylor
Affiant Signature

7/7/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/09/2023

NOTARY'S SEAL:

