Karen Johnson Davidson County
Batch# 707490 DEEDQC
08/31/2021 12:04:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210831-0117264

Prepared by:
Brian Lavoy Payne
Attorney at Law, PLLC
TN BPR # 11639
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 31st day of August, 2021.

Notary Public

My commission expires: 11/08/22

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information:
Victoria Lee Shepard, Trustee 14 Compton Trace Nashville, TN 37215	New Owner	131-06-O-C-036.00CO

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, **VICTORIA LEE SHEPARD, TRUSTEE OF THE VICTORIA LEE SHEPARD LIVING TRUST** hereinafter the Grantor, by these presents, does hereby quitclaim and convey to **VICTORIA LEE SHEPARD and TED ALLEN WESTMORELAND, as co-Trustees of THE VICTORIA LEE SHEPARD AND TED ALLEN WESTMORELAND LIVING TRUST, U/A dated August 31, 2021, as amended, or their successor Trustee(s),** hereinafter Grantees, all right, title, and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 86 ON THE PLAN OF BURTON HILLS ESTATES, TRACT 9, A PORTION OF ZONE LOT 2, OF RECORD IN PLAT BOOK 6250, PAGE 596, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

SAID LOT FRONT 95.45 FEET ON THE NORTHEASTERLY MARGIN ON COMPTON TRACE AND EXTENDS BACK 171.07 FEET ON THE SOUTHEASTERLY LINE AND 155.60 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 117.54 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO VICTORIA LEE SHEPARD, TRUSTEE OF THE VICTORIA LEE SHEPARD LIVING TRUST BY QUITCLAIM DEED FROM VICTORIA LEE SHEPARD DATED SEPTEMBER 23RD, 2004 OF RECORD IN INSTRUMENT NO. 20041019-0125262, DAVIDSON COUNTY REGISTER OF DEEDS.

FURTHER BEING THE SAME PROPERTY CONVEYED TO VICTORIA LEE SHEPARD BY WARRANTY DEED FROM FRED E. DEWEESE AND WIFE, KATHLEEN DEWEESE, DATED AUGUST 30, 2004, OF RECORD IN INSTRUMENT NO. 20040923-0114521, DAVIDSON COUNTY REGISTER OF DEEDS.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pursuant to Tennessee Code Annotated Section 67-4-409(a)(3)(F) this conveyance is exempt from the payment of real estate transfer tax as a conveyance from the Grantor to themselves as Trustees of their living trust.

This is improved property known as 14 Compton Trace, Nashville, TN 37215.

Witness our hand this 31st day of August, 2021.

VICTORIA LEE SHEPARD, TRUSTEE

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 VICTORIA LEE SHEPARD, the bargainors, 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 for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 31st day of AUGUST, 2021.

Notary Public

My commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON