This Instrument Prepared By:

Robert G. Wheeler, Jr., Attorney
P. O. Box 211
Goodlettsville, TN 37070-0211
(615) 834-0071

Karen Johnson Davidson County
Batch# 735407 DEEDQC
10/13/2021 08:49:51 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20211013-0137399

QUITCLAIM DEED

Address of New Owner(s):	**Send Tax Bills To:**	**Map & Parcel Number**
Susan Sheppard Edwards 1272 Campbell Rd. Goodlettsville, TN 37072	Same	025-12-0-060.00

THIS INSTRUMENT, made and entered into this 7th day of October, 2021, by and between **Frank Daniel Sheppard, Jr., Steven Dalton Sheppard and Kathryn Leigh Sheppard Gillihan,** (hereinafter named Grantors), and **Susan Sheppard Edwards**, a single woman, (hereinafter named Grantee);

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors do hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantors' right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 22 on the map of Goodlettsville Heights, Section No. 2, as of record in Book 1424, pages 120 and 121, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Moss Trail Road at the corner of lots Nos. 21 and 22; thence with the line between said two lots northwestwardly 213 feet; thence south 89 deg. 30' east 260 feet to the westerly margin of a 50-foot unnamed street; thence with same, southwardly 165.4 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southwestwardly 31.33 feet to the northerly margin of Moss Trail Road; thence with same, westwardly 149 feet to the beginning.

BEING the same property conveyed to Frank Daniel Sheppard, Jr., individually; Steven Dalton Sheppard, individually;

Kathryn Leigh Sheppard Gillihan, individually; and, Susan Sheppard Edwards, individually, as tenants-in-common, by Executrix's Quitclaim Deed from Susan Sheppard Edwards, Executrix of the Estate of Allie Beatrice McMurtry Sheppard, dated August 18, 2018 and filed for record as Instrument Number 20180810-0079012, in the Office of the Register of Deeds for Davidson County, Tennessee.

This is improved property known as 308 Moss Trail, Goodlettsville, TN 37072.

The property description, as contained herein, is the same as that contained in the previous deed of record.

This conveyance is subject to all restrictions and easements of record.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the date first above written.

HERE

Steven Dalton Sheppard, Grantor

Kathryn Leigh Sheppard Gillihan, Grantor

Frank Daniel Sheppard, Jr., Grantor

ROBIN J FROST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, Robin Frost, a Notary Public, of the State and County aforesaid, personally appeared Steven Dalton Sheppard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 26th day of Sept., 2021.

Notary Public

My Commission Expires: 5/2/22

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, Robin Frost, a Notary Public, of the State and County aforesaid, personally appeared Kathryn Leigh Sheppard Gillihan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be, the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 26th day of Sept., 2021.

Notary Public

ROBIN J FROST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

My Commission Expires: 5/2/22

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, _____, a Notary Public, of the State and County aforesaid, personally appeared, Frank Daniel Sheppard, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 26th day of Sept., 2021.

Notary Public

My Commission Expires: 5/2/22

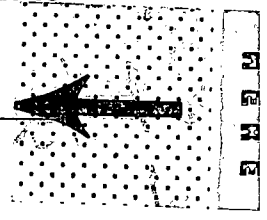
Kathryn Leigh Sheppard Gillihan, individually; and, Susan Sheppard Edwards, individually, as tenants-in-common, by Executrix's Quitclaim Deed from Susan Sheppard Edwards, Executrix of the Estate of Allie Beatrice McMurtry Sheppard, dated August 18, 2018 and filed for record as Instrument Number 20180810-0079012, in the Office of the Register of Deeds for Davidson County, Tennessee.

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IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the date first above written.



_____
Steven Dalton Sheppard, Grantor

_____
Kathryn Leigh Sheppard Gillihan, Grantor

_____
Frank Daniel Sheppard, Jr., Grantor

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public, of the State and County aforesaid, personally appeared Steven Dalton Sheppard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this ____ day of _____, 2021.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, _____, a Notary Public, of the State and County aforesaid, personally appeared Kathryn Leigh Sheppard Gillihan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be, the within named bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this ____ day of _____, 2021.

_____
Notary Public

My Commission Expires: _____

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, Rhonda Howeth Briley, a Notary Public, of the State and County aforesaid, personally appeared, Frank Daniel Sheppard, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 20th day of September, 2021.

Rhonda Howeth Briley
Notary Public

My Commission Expires: 11.19.2024

Rhonda Howeth Briley
State of Tennessee Notary Public
Robertson County

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 NONE.

Susan Sheppard Edwards
Affiant

Subscribed and sworn to before me this 7th day of October, 2021.

Robert G. Wheeler, Jr.
Notary Public

My Commission Expires:

ROBERT G. WHEELER JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires Aug. 21, 2023

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.