This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
1114 West Main Street
Franklin, TN 37064
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this
20th day of January, 2023

Notary Public

My Commission Expires: May 16, 2026

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2026

Karen Johnson Davidson County
Batch# 965779 DEEDQC
01/30/2023 01:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230130-0006843

Address of New Owner:	Send Tax Bills to:	Map/Parcel ID:
Ronald Shepherd and Alice Shepherd, Trustees 193 Flagstone Court Hermitage, TN 37076	**NEW OWNER**	**86-269** **4D-306**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Ronald C. Shepherd**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer, convey, release and quitclaim to **Ronald Shepherd and Alice Shepherd, as Trustees for The Shepherd Family Living Trust, Dated January 20, 2023**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Jackson's Retreat, Phase 5-A, as of record in Book 6250, page 309, said Register's Office.
>
> Said Lot No. 193 fronts 35.00 feet on the northeasterly margin of the turnaround of Flagstone Court and runs back 162.51 feet on the west lot line and runs back 130.00 feet on the southeast lot line; 113.06 feet on the east lot line; and 110.97 feet on the north lot line to a point of intersection.
>
> Being the same property conveyed to Ron C. Shepherd by deed from Randall Phillips Builders, Inc. as of record in Book 6888, page 853, said Register's Office.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **193 Flagstone Court, Hermitage, TN 37076**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of January, 2023.

Ronald C. Shepherd

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald C. Shepherd**, the Grantor, 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 20th day of December, 2022.

[SEAL]

Notary Public

My Commission Expires: May 16, 2026

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2026

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 **January 20, 2022**.

Affiant Signature

1/30/2023
Date

STATE OF TENNESSEE

COUNTY OF Williamson

Sworn to and subscribed before me this 30th day of January, 2023.

Notary's Signature

My Commission Expires: 6/21/25

KELCEY WIXTROM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-21-2025