Karen Johnson Davidson County
Batch# 980432 DEEDQC
03/14/2023 12:55:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230314-0018465

Commitment Number: IT230285373

After Recording, Send To:
PEARL LAW OFFICES, LLC
9391 Olde Eight Road
Northfield Center, Ohio 44067

This instrument was prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Property Owner/Mail Tax Statements To:
CAIRN M. SHEPPARD and **BEVERLY SHEPPARD,** 7824 Old Charlotte Pike, Nashville, TN 37209-5508

PARCEL IDENTIFICATION NUMBER: 113-00-0-106.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

CAIRN M. SHEPPARD, a now married person who acquired title as unmarried, ("Grantor"), of **7824 Old Charlotte Pike, Nashville, TN 37209-5508,** for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **CAIRN M. SHEPPARD** and **BEVERLY SHEPPARD,** a married couple, as joint tenants with right of survivorship ("Grantee"), whose tax mailing address is **7824 Old Charlotte Pike, Nashville, TN 37209-5508,** with quitclaim covenants, the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: A TRACT OF LAND LOCATED IN THE 23RD COUNCILMANIC DISTRICT BOUNDED ON THE EAST BY

LINDA SYIVIS ON THE NORTH AND WEST BY LINDA DOWDY AND ON THE SOUTH BY PEYTON HARRISON AND BEING DESCRIBED ACCORDING TO A SURVEY BY CAMPBELL SURVEYING CO. (KENNETH W. MORTON TN. R.L.S. #623) DATED 2-18-94 MORE PARTICULARLY AS FOLLOWS:

BEGINNING ON AN IRON ROD (OLD) LOCATED WITHIN A 30' ACCESS EASEMENT ON THE NORTH SIDE OF A GRAVEL ACCESS ROAD. SAID ROD BEING THE SOUTHWEST CORNER OF THE LYNDA SYLVIS PROPERTY AS OF RECORD IN BOOK 5088, PAGE 708 R.O.D.C., TN. AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY. THENCE REMAINING INSIDE SAID ACCESS EASEMENT AND CROSSING OVER SAID GRAVEL ROAD N81 DEG. 49'55" W 95.47 FEET TO AN IRON ROD (OLD) THE SOUTHEAST CORNER OF THE PEYTON HARRISON PROPERTY AS OF RECORD IN BOOK 7412, PAGE 817, R.O.D.C., TN. THENCE WITH SAID HARRISON THE FOLLOWING TWO CALLS N54 DEG. 21'40"E 75.21" FEET TO A METAL POST (OLD) N46 DEG. 09'32"W 203,00" FEET TO AN IRON ROD (NEW) THE SOUTHEAST CORNER OF THE LINDA DOWDY PROPERTY AS OF RECORD IN BOOK 8326, PAGE 25, R.O.D.C., TN. THENCE WITH SAID DOWDY THE FOLLOWING FOUR CALLS: N 31 DEG. 36'22" E 67.50' FEET TO AN IRON ROD (NEW) N 38 DEG. 47'47" E 40.44' FEET TO AN IRON ROD (NEW) N25 DEG. 44'19" E 72.71' FEET TO AN IRON ROD (NEW) S 60 DEG. 41'30° E 174.29' FEET TO AN IRON ROD (NEW) SAID ROD BEING IN THE WESTERLY LINE OF THE LINDA SYLVIS PROPERTY AS OF RECORD IN BOOK 5088, PAGE 708, R.O.D.C., TN. THENCE WITH SAID SYLVIS THE FOLLOWING TWO CALLS: S 22 DEG. 38'30" W 61.00' FEET TO AN IRON ROD (OLD) S 11 DEG 00'00" W 214.83' FEET TO THE POINT OF BEGINNING, CONTAINING 1.03 ACRES.

Tax ID: 113-00-0-106.00

Property Address is: 7824 Old Charlotte Pike, Nashville, TN 37209-5508

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed recorded as Instrument No. Instrument No. 20171005-0102107 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 113-00-0-106.00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

Subject to the following restrictions: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on Mar 8, 2023

CAIRN M. SHEPPARD

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **CAIRN M. SHEPPARD**, personally known to me, or has produced DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 8 day of Mar, 2023

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

Notary Public

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer ~~or value of the property transferred, whichever is greater~~ is $ 0 . ~~which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.~~

Subscribed and sworn to before me

This 7 day of Mar, 2023.

Affiant

Cairn M. Sheppard
Print Name

(Seal)

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

Notary Public

My commission expires:
My Commission Expires
January 28, 2026

Christine Bolanis Garner
Print Name

Tennessee Certification of Electronic Document

I, Jena Burgess, 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 3/8/23 (date of document).

Affiant Signature

3/14/23
Date

State of Ohio

County of Lorain

Sworn to and subscribed before me this 14 day of MARCH, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/23/2023

NOTARY'S SEAL:



RACHEL PETRICK
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
10-23-2023