This Instrument Prepared By: Fathiyah Shepard-Suso at 2632 Welshcrest Dr, Antioch, TN 37013, USA

Karen Johnson Davidson County
Batch# 1024596 DEEDQC
07/10/2023 03:20:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230710-0052736

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Irene Shepard, not married, of 2632 Welshcrest Dr, Antioch, TN 37013, USA, (the "Grantor"), for and in consideration of ONE (1.00) Dollar, does hereby sell, remise, release, and convey, as well as quitclaim, unto Irene Shepard, not married, of 2632 Welshcrest Dr, Antioch, TN 37013, USA, Fathiyah Shepard-Suso, not married, of 2632 Welshcrest Dr, Antioch, TN 37013, USA, Roderick Shepard, married, of 4 Sinclair Ct, Teaneck, NJ 07666, USA, and Derrick Shepard, married, of 164 Devon Way, Levittown, PA 19057, USA, (collectively the "Grantee"), the following described real estate located in the county of Davidson, State of Tennessee:

LOT 128 CAMBRIDGE FOREST SEC 3 122X123XIRR.

Being all or part of the same property described in the County Register's ~~Deed book 11700~~, ~~Page 44~~. Instrument # 20000628-0064330

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.~~

IN WITNESS WHEREOF the Grantor has executed this instrument this 19th day of August, 2021.

Signed in the presence of:

Irene Shepard Signature Irene Shepard Name

_____ Irene Shepard

Grantor Acknowledgement

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, Michael Shrieve a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Irene Byrd Shepard, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 19 day of August, 2021.

Notary Public, the State of Tennessee

County of Rutherford

MICHAEL SHRIEVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 12 July 2022

Register's Fee $ —

Mail Tax Notice to: Truist Bank, P.O. Box 26149, Richmond, VA 23260-6149 Parcel Number: 149 15 0A 098.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
, Affiant
Subscribed and sworn before me this the
10 Day of July, 2023.
Brad, Deputy Register