This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 1041916 DEEDQC
08/23/2023 02:05:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20230823-0065987

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Ruth Ann Cook & Jennifer Haynes	(NAME) SAME AS NEW OWNER	064-13-27.00
(STREET ADDRESS) 4329 Woods Street	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Old Hickory, Tennessee 37128	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Ruth Ann Cook, Reed Tucker, Chris Barrett, Amie Sheppard, Trent Sheppard, and Heather Johnson** Grantor(s), does hereby quitclaim and convey unto **Ruth Ann Cook and Jennifer Haynes, Tenants In Common with Right of Survivorship.** the Grantees herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Lot No. 35 and the South Half (25 feet) of Lot No. 34 of Block 3 on the Plan of Berryville, a Plat of record in Book 421, Page 117, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Lot No. 35 fronts 50 feet on the West Side of Woods Avenue and extends back Westerly between parallel lines 150 feet to an alley 15 feet wide. The South half of Lot No. 34 fronts 25 feet on the West side of Woods avenue and runs back westerly 150 feet between parallel lines to an alley 15 feet wide.

Being the same property conveyed to George W. Sheppard and wife, Katherinia Mae Sheppard by Warranty Deed dated March 7, 1961 from J.H. Parker et ux Lula Mae Parker, recorded December 20, 1994 in Record Book 470, page 552, Register's Office for Sumner County, Tennessee

George W. Sheppard having since died vesting the property in Katherinia Mae Sheppard aka Kathenia Mae Sheppard.

Kathenia Mae Sheppard having since died April 26, 2015 testate devising the property to Myra Jean Tucker, Charles Ray Sheppard, and Ruth Ann Cook See Affidavit of Heirship and Will of Record as Instrument No 202308230065984 Register's Office for Davidson County, Tennessee

Myra Jean Tucker having since died March 3, 2021 vesting her 1/3rd interest in her Heirs at Law Reed Tucker and Chris Barrett See Affidavit of Heirship of record as Instrument No 202308230065985 Register's Office for Davidson County, Tennessee

Charles Ray Sheppard having since died October 23, 2020 vesting his 1/3rd interest in his Heirs at Law Amie Sheppard, Trent Sheppard, and Heather Johnson. See Affidavit of Heirship of record as Instrument No. 20230823006598G, Register's Office for Davidson County, Tennessee.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

This is Improved Property known as: 4329 Woods Street Old Hickory, Tennessee 37128

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 17 day of August, 2023.

Affiant

My commission expires: 11.22.25
(Affix Seal)

Notary Public

LESLIE SNEED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 22, 2025

Witness my hand this 4 day of August, 2023 CH

Ruth Ann Cook 8/4/23

Ruth Ann Cook

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 11th day of August, 2023 CH, before me personally appeared, Ruth Ann Cook, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 11th day of August 2023 CH

Cyna Hill
Notary Public
My Commission Expires: 1/25/24

CYNA NEPHELIME HILL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 1-25-2024

Reed Tucker

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 13th day of Apr., 2022, before me personally appeared, Reed Tucker, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 13th day of April 2023

Erica Uselton

Notary Public
My Commission Expires: 5/2/2023



Chris Barrett

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 11 day of 08 23 CH, 2022, before me personally appeared, Chris Barrett, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 11th day of August 2022. 23 CH

Notary Public
My Commission Expires: 1/25/26

CYNA NEPHELINE HILL
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 1-25-2026

Amie Sheppard

Amie Sheppard

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30 day of June, 2023, before me personally appeared, Amie Sheppard, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 30 day of June 2023.

Jennifer Ash

Notary Public
My Commission Expires: 12-7-2024

JENNIFER ASH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Trent Sheppard

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 22 day of July, ~~2022~~ 2023®, before me personally appeared, Trent Sheppard, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official ~~seal~~ this 22 day of July ~~2022~~ 2023®.

Notary Public
My Commission Expires: 5/22/27

BEN COLLIER
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Heather Johnson

Heather Johnson

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30 day of June, 2023, before me personally appeared, Heather Johnson, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 30 day of June 2023.

Notary Public
My Commission Expires: 12-7-2024

JENNIFER ASH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 8/23/23 (date of document).

Affiant Signature

8/23/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 23rd day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY