Karen Johnson Davidson County
Batch# 1073814 DEEDQC
11/20/2023 02:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231120-0090315

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
Gregg Christian Shepard, Co-Trustee
Amy Jo Shepard, Co-Trustee
Gregg and Amy Shepard Trust
609 Wilson Boulevard
Nashville, Tennessee 37215

Send Tax Bills To:
SunTrust Mortgage, Inc.
401 Commerce Street #6100
Nashville, Tennessee 37219

Map/Parcel Number:
116 04 0 151.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Amy J. Shepard and husband, Gregg C. Shepard (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Amy Jo Shepard, Co-Trustee and Gregg Christian Shepard, Co-Trustee, and their successors in trust, of the Gregg and Amy Shepard Trust dated November 20, 2023, a Tennessee Tenants by the Entirety Trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee and any improvements thereon (the "Property"), more particularly described as follows:

BEING Lot. No. 3, Block "F", on the Plan of W. M. Cantrells Subdivision as of record in Book 332, page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Amy J. Shepard and husband, Gregg C. Shepard, by deed dated June 23, 2008 by Edmund Y. Yang of record as Instrument No. 20080626-0065837 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 609 Wilson Boulevard, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property including restrictive covenants and matters, if any, shown on the Plan of W. M. Cantrells Subdivision of record in Book 332, page 85, said Register's Office.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Grantor's interest in the Property in the Gregg and Amy Shepard Trust, as a tenancy by the entirety trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 20 day of November, 2023.

Amy J. Shepard, Grantor

Gregg C. Shepard, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Amy J. Shepard and Gregg C. Shepard, Grantors, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 20 day of November, 2023.

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Amy J. Shepard, Affiant

Subscribed and sworn to before me this 20 day of November, 2023.

Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 November 20, 2023.

Carla L Lovell
Carla Lovell

11-20-2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20 day of November, 2023.

Erica L Martin
Notary Public

My Commission Expires: 07-07-2025

ERICA L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Erica L. Martin
My Commission Expires
July 7, 2025
STATE OF TENNESSEE