Karen Johnson Davidson County
Batch# 1109374 DEEDQC
03/11/2024 07:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240311-0016466

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

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
A Shepherd's Belle, LLC (NAME)	Vanderbilt Mortgage and Finance, Inc. dba Silverton Mortgage (NAME)	32-16-B-27
1081 Glasgow Lane (STREET ADDRESS)	PO Box 202129 (STREET ADDRESS)	
Greenbrier, Tennessee 37073 (CITY) (STATE) (ZIP)	Florence, SC 29502 (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 **Adam Howren, a married man** Grantor(s), does hereby quitclaim and convey unto **A Shepherd's Belle, LLC** 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:

Being Lot No. 27, on the plan of Heritage Creek, Phase 1B, as shown by plat of record in Instrument No. 20220512-0055047, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Adam Howren, a married man by Warranty Deed dated March 5, 2024 from Clayton Properties Group, Inc., a Tennessee Corporation, recorded March, 8TH 2024 in Instrument No. 20240308-0016289, in the 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: 2100 Creekland View Boulevard Nashville, Tennessee 37207

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 5TH day of March, 2024.

Affiant

My commission expires: 6/7/25
(Affix Seal)

Notary Public

KRISTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Witness my hand this 5th day of March, 2024.

Adam Howren

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 5th day of March, 2024, before me personally appeared, Adam Howren 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 5th day of March, 2024.

Notary Public

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

My Commission Expires: 6/7/25

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 3/8/24 (date of document).

Affiant Signature

3/8/24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 8th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY