Name and Address of New Owner:
Send Tax Bills To:
Fathiyah Shepard-Suso
2632 Welshcrest Drive
Antioch, TN 37013

This Instrument Prepared By:

Tennessee Title Services, LLC
547 N Mt Juliet Rd., Ste 100
Mt Juliet, TN 37122

Map & Parcel No: 149-15-0A-098.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Roderick Shepard, a married man, Derrick Shepard, a married man Roderick Shepard, Administrator of Estate of Irene Shepard,** "the Grantor," convey and quitclaim unto **Fathiyah Shepard-Suso, a single woman,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Section Three, Cambridge Forest R15 Residential PUD of record in Plat Book 11700, Page 44, 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 Irene Byrd Shepard by Warranty Deed from Beazer Homes Corp d/b/a Phillips Builders of record in Instrument No. 20000628-0064330, Register's Office for Davidson County, Tennessee, dated June 26, 2000 and recorded on June 28, 2000.
>
> Being the same property conveyed to Irene Shepard, not married, Fathiyah Shepard-Suso, not married, Roderick Shepard, married and Derrick Shepard, married by Quitclaim Deed from Irene Shepard, not married of record in Instrument No. 20230710-0052736, Register's Office for Davidson County, Tennessee, dated August 19, 2021 and recorded on July 10, 2023. The said Irene Shepard, also known as Irene Byrd Shepard died on or about June 16, 2023. Reference is made to the affidavit of heirship for Irene Shepard naming Fathiyah Shepard-Suso, Roderick Shepard, and Derrick Shepard as all of her heirs, of record in Instrument No. 20240313 0017505, in said Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Karen Johnson Davidson County
Batch# 1110886 DEEDQC
03/13/2024 03:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240313-0017506

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 11th day of March, 2024.

Derrick Tyron Shepard

_____(SEAL)
Derrick Shepard

_____(SEAL)
Roderick Shepard
Estate of Irene Shepard

_____(SEAL)
Roderick Shepard, Administrator

STATE OF Virginia

COUNTY OF Hampton Notarized remotely online using communication technology via Proof.

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Derrick Shepard,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of March, 2024

Notary Public
Commission Expires: 03/31/2025
7938299

Delarrian Featherston
REGISTRATION NUMBER
7938299
COMMISSION EXPIRES
March 31, 2025

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Roderick Shepard,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this ___ day of March, 2024

_____
Notary Public
Commission Expires:

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Roderick Shepard, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged to be the **Administrator** of **the estate of Irene Shepard,** the within an Estate and that as such **Administrator**, as duly authorized, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this ___ day of March, 2024

_____
Notary Public
Commission Expires:

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 11 day of March, 2024.

_____(SEAL)
Derrick Shepard

Roderick Shepard (SEAL)
Roderick Shepard
Estate of Irene Shepard

Roderick Shepard (SEAL)
Roderick Shepard, Administrator

STATE OF Florida

COUNTY OF Lee

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Derrick Shepard,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of March, 2024

RIK S MCCOY
Notary Public - State of Florida
Commission # HH 156934
Expires on July 22, 2025

Rik S McCoy
Notary Public
Commission Expires: 07/22/2025
Notarized remotely online using communication technology via Proof.

STATE OF Florida

COUNTY OF Lee

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Roderick Shepard,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of March, 2024 ID Produced: Driver License

RIK S MCCOY
Notary Public - State of Florida
Commission # HH 156934
Expires on July 22, 2025

Rik S McCoy
Notary Public
Commission Expires: 07/22/2025
Notarized remotely online using communication technology via Proof.

STATE OF Florida

COUNTY OF Lee

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Roderick Shepard, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged to be the **Administrator** of **the estate of Irene Shepard,** the within an Estate and that as such **Administrator**, as duly authorized, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of March, 2024 ID Produced: Driver License

RIK S MCCOY
Notary Public - State of Florida
Commission # HH 156934
Expires on July 22, 2025

Rik S McCoy
Notary Public
Commission Expires: 07/22/2025

Notarized remotely online using communication technology via Proof.

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tina Shinn
Exp. 9/15/27

Certificate of Authenticity

I, Joshua A. Terry, 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 3/1/2024.

Affiant Signature – Joshua A. Terry

3/12/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/12/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON