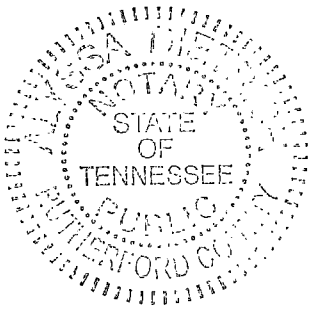
**( STATE OF TENNESSEE )**
**( COUNTY OF DAVIDSON )**

THIS INSTRUMENT PREPARED BY:
Sharmaine Pollard 2305 Cisco St Nashville TN 37204

The actual consideration or value whichever is greater, for this transfer is -0-.

Salina Burns

**Salina N. Burns, Affiant**




Subscribed and sworn to before me this the 16 day of October, 2025.

Notary Public

**Notary Public**

My Commission Expires: August 15 2026

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Karen Johnson Davidson County
Batch # 1334946 DEEDQC
10/16/2025 02:58:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20251016-0082576

**QUITCLAIM DEED**

| New Owner: | Send Tax Bills: | Map and Parcel |
|---|---|---|
| Tracey N. Shepherd and husband Leondra L. Shepherd<br>1039 1st Avenue S<br>Nashville, Tennessee 37210 | Same | Map: 93-15-384<br>Parcel: 15W-12065 |

**THIS QUITCLAIM DEED** made this 16 day of October 2025 by **Salina N Burns** (later called "Grantor"), whose mailing address is 2625 Bethwood Drive, Nashville, TN 37207, to my mother **Tracey N. Shepherd and her husband Leondra L. Shepherd** (later called "Grantees") whose mailing address is 3401 Anderson Rd. #86, Antioch, TN 37013.

**WITNESSETH:** That for good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Grantor does hereby release and quitclaims unto the Grantees, their heirs and assigns forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Davidson, State of Tennessee, described as follows:

*Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Cameron Estate Subdivision, as of record in Book 6200, Page 700, Register's Office for Davidson County, Tennessee, to which plan references is hereby made for a more complete description.*

*BEING the same property conveyed to Salina N. Burns by quitclaim deed from Vivian Hayes of record in Instrument No. 20240910-0069671, Register's Office for Davidson County, Tennessee* ***and*** *Hazel Dorsett of record in Instrument No. 20240910-0069672, Register's Office for Davidson County, Tennessee.*

Said property is conveyed subject to all easements, restrictions, and obligations whether or not of record. The Grantor makes no representations or warranties regarding said property. This is improved property, known as: 1039 1st Avenue South, Nashville, Tennessee 37210.

Witness our hands this the 16 day of Oct, 2025.

Salina Burns

SALINA N. BURNS

**( STATE OF TENNESSEE )**
**( COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Salina N. Burns, the within named Grantor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness our hands and official seal at Nashville, Tennessee, this the 16 day of October, 2025.

My Commission Expires:

August 15 2026

ALYSSA DIETRICH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Alyssa Dietrich

Notary Public