Karen Johnson Davidson County
Batch# 1396356 DEEDQC
03/23/2026 03:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260323-0023057

QUITCLAIM DEED

MATTIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/05/2029 DAVIDSON COUNTY

WG-QCD-26-198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/05/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joyce M Sheppard	**Same as new owner**	
(NAME) **198 Sunset Drive,**	(NAME)	**06012004500**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOYCE M SHEPPARD,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOYCE M SHEPPARD** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

THE PURPOSE OF THIS INSTRUMENT IS TO RE-ESTABLISH EXISTING UNDERLYING LOT LINES AND TO OBTAIN SEPARATE MAP & PARCEL NOS.

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TENNESSEE

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NO. 16, 17 AND 18 ON THE PLAN OF HIGHLAND PARK, BLOCK "C", OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Joyce M. Sheppard, an umarried woman from Joyce M. Sheppard, formerly known as Joyce Marie Whitfield Sheppard, an unmarried woman, who acquired title without marital status, by Quitclaim Deed of record in Instrument Number 20160203-0010600 in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **198 Sunset Drive, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 23 day of March, 2026.

Joyce M Sheppard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE M SHEPPARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 day of March, 2026.

Notary Public
My Commission Expires: 11/05/2029
(SEAL)

MATTIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/05/2029
DAVIDSON COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **3/23/2026** (date of document).

Affiant Signature

Date **3/23/2026**

State of New York

County of Clinton

Sworn to and subscribed before me this **23** day of **March**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027