QUITCLAIM DEED

G-BMR-26-983

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 30 DAY OF April, 2026

Notary Public

MY COMMISSION EXPIRES: 02-05-30
(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Shepas and Maria Christine Shepas and Kathryn A. Linton, and Gina Nichole Schaffner	**NEW OWNER**	
(NAME)	(NAME)	**072-05-0U-001.00-CO**
983 Dozier Place #1,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **RICHARD SHEPAS, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RICHARD SHEPAS, AN UNMARRIED MAN, AND MARIA CHRISTINE SHEPAS, A MARRIED WOMAN, AND KATHRYN A. LINTON, A MARRIED WOMAN, AND GINA NICHOLE SCHAFFNER, A MARRIED WOMAN, ALL AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** 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:

Land in Davidson County, Tennessee, being Unit No. 1 of Homes at Trinity and Dozier, A Horizontal Property Regime With Private Elements, established by the Declaration of Covenants, Conditions and Restriction at Instrument No. 20231006-0078686, in the Register's Office for Davidson County, Tennessee, and shown in Exhibit "C" of said Declaration to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Shepas, an unmarried man by Warranty Deed of record in Instrument No. 20260504-0039375, Register's 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: **983 Dozier Place #1, Nashville, Tennessee 37216**.

Karen Johnson Davidson County
Batch # 1423624 DEEDQC
05/21/2026 02:29:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260521-0046594

Witness ~~my/our~~ hand(s) this the 30 day of April, 20 26.

Richard Shepas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD SHEPAS, 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 30th of April, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212