QUITCLAIM DEED

FROM: LAUREN SHERRILL

TO: JOSEPH CHRISTOPHER SHERRILL

This instrument was prepared by:
Virginia J. Connell, Esq.
205 23rd Avenue North
Nashville, Tennessee 37203

ADDRESS NEW OWNER:
Joseph Christopher Sherrill
696 Timber Lane
Nashville, TN 37215

SEND TAX BILLS TO:
Joseph Christopher Sherrill
696 Timber Lane
Nashville, TN 37215

MAP-PARCEL NO.
117-02-OC-049.00 CO

Karen Johnson Davidson County
Batch# 669218 **DEEDQC**
07/01/2021 10:35:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210701-0089196

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled JOSEPH CHRISTOPHER SHERRILL VS LAUREN THEOBALD SHERRILL Circuit Court for Davidson County, Tennessee, Docket No. 21D586 and that there was no consideration given for the transfer.

JOSEPH CHRISTOPHER SHERRILL, Grantee

Sworn to and subscribed before me, this the 11th day of June, 2021.

NOTARY PUBLIC
My Commission Expires: 3.3.25

ELIZABETH A. PRYCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

This transaction is exempt from tax pursuant to T.C.A. §67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Circuit Court for Davidson County, Tennessee, Docket No. 21D586, **LAUREN SHERRILL,** has bargained and sold, and by these presents does quitclaim unto the said **JOSEPH CHRISTOPHER SHERRILL,** his heirs, successors and assigns, all of her right, title and interest in and to certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> A certain condominium located in Davidson County, Tennessee, being Unit No. 49 of Woodlawn Manor, Inc. Condominium (now known as Regency Park Condominium) created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated together with the carport designated number 49-A and as established by Master Deed of record in

Book 3815, Page 778, as amended by Instruments of Record in Book 4364, Page 381; Book 4767, Page 431; Book 5673, Page 429; Book 6047, Page 201; Book 7662, Page 942; Book 7728, Page 343; Book 9746, Page 83; Book 11288, Page 513; Instrument No. 20031029-0159210; Instrument No. 20050531-0060994 and Instrument No. 20110525-0040197 said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed, and as more particularly shown on the plat of Regency Park of record in Plat Book 3700, Page(s) 111 and 112, said Register's Officed, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Christopher Sherrill and Lauren Sherrill, husband and wife by Warranty Deed from Martha C. Sanders n/k/a Martha C. Perry, unmarried by Warranty Deed legal reference 20180530-0051518 recorded in the Register's Office for Davidson County, Tennessee, dated May 24, 2018, and recorded on May 30, 2018.

Subject to any and all plats, easements, restrictions and other matters of record. All future taxes will be assumed by the Grantee herein. The above legal description is the same as that contained in the previous deed of record.

This is improved property known as 696 Timber Lane, Nashville, TN 37215.

WITNESS my hand, this 14th day of June, 2021.

Lauren Sherrill

LAUREN SHERRILL, Grantor

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally, appeared before me, the within named LAUREN SHERRILL, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that LAUREN SHERRILL, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (City), Tennessee (State), on this the 14th day of June, 2021.

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jazmine Young

Notary Public
My Commission Expires: 01/03/2022

Disclaimer

This instrument was prepared from information supplied by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein conveyed. This Quitclaim Deed was prepared from information furnished to preparer and preparer makes no warranties as to the accuracy of information furnished.