Karen Johnson Davidson County
Batch# 833935 DEEDQC
04/04/2022 12:44:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220404-0038705

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Nick Sherrod
204 Hadleys Bend Blvd,
Old Hickory, TN 37138

Send Tax Bill to:
Owner

Map-Parcel Numbers:
063080T00200CO

State of
County

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 1 day of April, 2022.

LAVINIA BECKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11/06/23

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **J. SCOTT SHERROD AND WIFE, ROSEMARY SHERROD** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **NICK SHERROD AND WIFE, LEAH SHERROD,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 204 Hadleys Bend Blvd., Old Hickory, TN 37138.

IN WITNESS WHEREOF, the undersigned has executed this instrument this

1 day of April, 2022.

By: Scott Sherrod
J. Scott Sherrod

By: Rosemary Sherrod
Rosemary Sherrod

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J. Scott Sherrod and Rosemary Sherrod**, the Grantors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of April 2022.

LAVINIA BECKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lavinia Becker
Notary Public

My commission expires: 11/06/23

Exhibit A

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 202 Hadley's Bend Boulevard, a Horizontal Property Regime With Private Elements of record in Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20220307-0025690, 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 a portion of the same property conveyed to J. Scott Sherrod and wife, Rosemary Sherrod by quitclaim deed from J. Scott Sherrod and wife, Rosemary Sherrod, dated August 10, 2020, of record in Instrument Number 20100810-0063237, said Register's Office.