Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Sherri Neal, Trustee of the Sherri Neal Living Trust 18 Westlake Drive Nashville, TN 37205	**Map/Parcel 104 14 0G 002.00**	**Rocket Mortgage Attn: Servicing Team 635 Woodward Avenue Detroit, MI 48226**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Sherri Neal** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Sherri Neal, Trustee of the Sherri Neal Living Trust** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **41 Erwin Court AKA 18 Westlake Drive (corner Lot), Nashville, TN 37205.**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Karen Johnson Davidson County
Batch# 906338 DEEDQC
08/22/2022 01:57:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220822-0094624

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 26 day of July, 2022.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7/7/25

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 26 day of July, 2022.

SHERRI NEAL

STATE OF Tennessee)
COUNTY OF Davidson)

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

WITNESS my hand and seal on this the 26 day of July, 2022.

Notary Public

My Commission Expires:

1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Lot 48 on the Revised Plan of Whitworth, Phase I, as shown on plat of record in Plat Book 7900, Pages 140-144, in the Register's Office for Davidson County, Tennessee to which plat reference is made for a more particular description.

BEING the same property conveyed to Sherri L. Neal and Marvin Neal, Wife and Husband, by deed from John F. Porterfield, Revocable T/U/A, Sullivan F. Marsden, Trustee, of record as Instrument Number 20160831-0091122, Register's Office for Davidson County, Tennessee. Marvin Neal having since died on June 14, 2022, leaving Sherri Neal as the sole owner of the property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF WHITWORTH, PHASE I, as recorded in Plat Book 6900, Page(s) 838 - 841 (Boundary Plat) and Plat Book 7900, Pages 140-144, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8026, Page 305, Book 8282, Page 45, Book 8830, Page 249, Book 9778, Page 27 and Instrument No. 20100615-0046543 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws recorded in Instrument Nos. 20020812-0097386 and 20100615-0046543.

Charter of Whitworth Homeowners Association recorded in Book 8090, Page 691 and Book 8283, Page 523.

Easement for Sewer, recorded in Book 3467, Page 194 and Book 3505, Page 338.

Easement for Water Mains, recorded in Book 7868, Page 959.

Dedication of common area to Whitworth Homeowners Association recorded in Book 9778, Pages 29 and 32.

Deed of Conveyance of Sewer Lines recorded in Book 8486, Page 311 and Book 8486, Page 315.

Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.