This Instrument Prepared By and Returned To: The Law Office of Trent Linville, PLLC 725 Cool Springs Blvd, Ste. 600 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant Sworn to and subscribed before me this 7th day of September, 2023. Notary Public My Commission Expires: 02/28/27

BILL BUCKINGHAM NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 02-28-2027

Karen Johnson Davidson County
Batch# 1064799 DEEDQC
10/26/2023 08:14:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20231026-0083697

QUITCLAIM DEED

THIS INDENTURE, made this 7th day of September, 2023, among:

SHARON B. SHERWIN AND HUSBAND RONALD J. SHERWIN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

RONALD SHERWIN AND SHARON SHERWIN, TRUSTEES OF THE SHERWIN FAMILY TRUST DATED SEPTEMBER 7, 2023,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

BEING Lot No. 1, on the Plan of Sterling Oaks, Phase 1, of record in Plat Book 8250, Page 998, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sharon B. Sherwin and husband Ronald J. Sherwin by Warranty Deed from Gerald M. Moloney and wife, Regina Moloney f/k/a Regina M. Ward, dated January 29, 2003, and recorded February 3, 2003 in Reference No. 20030203-0014110, in said Register's Office for Davidson County, Tennessee.

This is improved property is situated at 5712 Sterling Oaks Drive, Brentwood, TN 37027.

THIS DEED has been prepared solely upon information furnished by **Sharon B. Sherwin and Ronald J. Sherwin.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Sharon B. Sherwin

State of Tennessee
County of Maury

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

Witness my hand and official seal this 7th day of September, 2023

Notary Public
My Commission Expires: 02/28/27

BILL BUCKINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-28-2027

Ronald J. Sherwin

State of Tennessee
County of Maury

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

Witness my hand and official seal this 7th day of September, 2023

Notary Public
My Commission Expires: 02/28/27

BILL BUCKINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-28-2027

Owner Name & Property Address:

Ronald Sherwin and Sharon Sherwin, Trustees
Sherwin Family Trust dated September 7, 2023
5712 Sterling Oaks Drive
Brentwood, TN 37027

Responsible Party For Taxes:

Ronald Sherwin and Sharon Sherwin, Trustees
Sherwin Family Trust dated September 7, 2023
5712 Sterling Oaks Drive
Brentwood, TN 37027

Tax Map and Parcel: 172-5-0-B 1-CO