Karen Johnson Davidson County
Batch# 1133518 DEEDQC
05/10/2024 03:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240510-0034701

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Brooks E. Brasfield, Esq.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

KENDALL LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2027

Subscribed and sworn to before me this 10th day of May, 2024

Notary Public
My Commission Expires: 05·03·2027

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
747 Croley Dr LLC 621 River Rouge Dr Nashville, TN 37209	New American Funding P.O. Box 650076 Dallas, TX 75265	090-08-0-193

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **EMILIA ANNE OCCHIPINTI SHERFY and MICHAEL DAVID SHERFY, husband and wife,** (hereinafter referred to collectively as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **747 CROLEY DR LLC,** a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2024 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 10 day of May, 2024, but is effective as of the 10 day of May, 2024.

GRANTOR:

EMILIA ANNE OCCHIPINTI SHERFY

MICHAEL DAVID SHERFY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **EMILIA ANNE OCCHIPINTI SHERFY and MICHAEL DAVID SHERFY, husband and wife**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of May, 2024.

Notary Public

My Commission Expires:

05·03·2027

KENDALL LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

EXHIBIT "A"

Legal Description of the Property

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Jameswood Subdivision of record in Book 3842, Page 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 48.5 feet on the westerly side of Croley Drive, and extends back between lines, measuring 93.4 feet on the northerly line and 113.6 feet on the southerly line, to a line on the rear which it measures 52.6 feet thereon.

Being the same property conveyed to **Michael David Sherfy and Emilia Anne Occhipinti Sherfy, husband and wife**, by Warranty Deed from **Raymond S. Worthington and wife, Joyce M. Worthington**, dated March 2, 2021 and recorded on March 3, 2021, of record in Instrument No. 20210303-0027757, Register's Office for Davidson County, Tennessee.

Address of Property: 747 Croley Dr, Nashville, TN 37209

Tax Parcel Id: 090-08-0-193

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brooks Brasfield, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 10, 2024.

Print Name: Brooks Brasfield

Date: 5/10/24

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kendall Lewis, a Notary Public of said County and State, Brooks Brasfield, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 10th day of May, 2024.

Notary Public
My Commission Expires: 05·03·2027

KENDALL LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027