Karen Johnson Davidson County
Batch# 1146096 DEEDQC
06/11/2024 03:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240611-0043816

PREPARED BY:

Sophie E. Lange, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

T. E. Sherrill

AFFIANT

Subscribed and sworn to before me on this day, June 11, 2024.

Notary Public

My Commission Expires: _____

SOPHIE LANGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/16/2027

New Owner Address:
Sherrill Family Trust
144 Carnavon Pkwy
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
104 130 A 01800 CO

QUITCLAIM DEED

Thomas E. Sherrill and wife, Prudence R. Sherrill (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to the **Sherrill Family Trust**, dated June 11, 2024 ("Grantee"), a joint revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 11, 2024**.

Thomas E. Sherrill

Prudence R. Sherrill

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Thomas E. Sherrill and wife, Prudence R. Sherrill**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 11, 2024.

Notary Public

My Commission Expires: _____

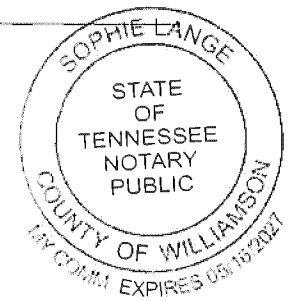


EXHIBIT A

Land in Davidson County, Tennessee, being Building Site No. 18 on the Plan of Section One, Richmeade Place, of record in Plat Book 4860, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to:

1. Declaration of Covenants, Conditions By-Laws and Restrictions for Richmeade Place, of record in Book 4941, page 637, amended in Book 5019, page 946, Book 5036, page 338, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210, and Book 5733, page 628, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. Amended By-Laws of Richmeade Place Homeowners Association, Inc., of record in Book 5213, page 945, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Richmeade Place Homeowners Association, Inc. of record in Book 4947, page 348, Register's Office for Davidson County, Tennessee.
4. Charter of incorporation of Richmeade Place Homeowners Association, Inc. of record in Book 4942, page 633, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4860, page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas E. Sherrill and wife, Prudence R. Sherrill from Terry F. Tomlinson, unmarried, by deed of record in Instrument No. 20121119-0106335, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 401 Bowling Avenue, #22, Nashville, TN 37205.

CERTIFICATE OF AUTHENTICITY

I, Sophie E. Lange, Esq., do hereby make oath that I am a licensed attorney and 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 June 11, 2024.

Affiant Signature

6-11-24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 11, 2024.

Notary Public

My Commission Expires: 5/27/26

