Karen Johnson Davidson County
Batch# 1146102 DEEDQC
06/11/2024 04:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240611-0043824

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Prudence R. Sherrill

AFFIANT

Subscribed and sworn to before me on this 11 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 Parkway
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
129-10-11.00

QUITCLAIM DEED

Thomas E. Sherrill and Prudence R. Sherrill, husband and wife, (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 Prudence R. Sherrill**, husband and wife, 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: _____

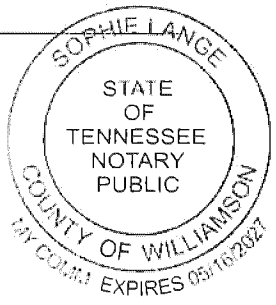


EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 130 on the Plan of West Meade Park, Section 2, as of record in Book 2854, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

The conveyance of the above-described parcel of land is subject to all such limitations, restrictions and encumbrances as may affect the premises, including but not limited to:

1. Subject to the plan of record in Book 2854, Page 122 and amended in Book 3255, page 639, Register's Office for Davidson County, Tennessee, shows an owner's certificate, certain notes easements and setback lines.
2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Being the same property conveyed to Thomas E. Sherrill and Prudence R. Sherrill, husband and wife, from Steven R. Hecklin and Sandra K. Hecklin, husband and wife, by deed of record in Instrument No. 20191226-0133407, 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 144 Carnarvon Parkway, 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

ERIC J. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 27, 2026