Karen Johnson Davidson County
Batch# 1149116 DEEDQC
06/20/2024 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240620-0046328

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

CHARLES NELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Janet Lynn Sheridan, Affiant

Subscribed and sworn to before me, this 30th day of May, 2024.

Notary Public
My Commission Expires: 11/2/26

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Peter Michael Sheridan and/or Janet Lynn Sheridan, Trustees 7891 Heaton Way Nashville, Tennessee 37211	SAME	173 09 0A 786.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Peter Michael Sheridan and wife, Janet Lynn Sheridan**, hereinafter called the Grantors, for the purpose of transferring the Grantors'

entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Peter Michael Sheridan and/or Janet Lynn Sheridan, Trustees of the Peter & Janet Sheridan Living Trust, established by the Revocable Trust Agreement of Peter Michael Sheridan and Janet Lynn Sheridan dated May 30, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 30th day of May, 2024.

Peter Michael Sheridan

Janet Lynn Sheridan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter Michael Sheridan and Janet Lynn Sheridan, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of May, 2024.

My Commission Expires: _____

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-23-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 669, on the Plan of Section Two of Phase Eight, Lenox Village, of record in Instrument No. 20070413-0044640 (erroneously referenced in prior deed as Instrument No. 20070413-004464060824-0104608), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Peter Sheridan and Janet Sheridan by deed from Amy Watson, now Moore, and husband Matthew Moore, of record as Instrument No. 20130529-0054023, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been assumed by the Grantees; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; and (6) All applicable governmental and zoning regulations.

Peter Michael Sheridan and Peter Sheridan are one and the same person. Janet Lynn Sheridan and Janet Sheridan are one and the same person.

This is improved property known as 3206 Dothan Lane, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 5/30/24.

6/20/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of June, 2024.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

