Karen Johnson Davidson County
Batch # 1152836 DEEDQC
07/01/2024 08:31:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240701-0049035

**PREPARED BY AND RETURN TO:**
**Bryan D. Spicer**
**Attorney at Law**
**342 Cool Springs Blvd., Suite 202**
**Franklin, TN 37067**
**File No. 28253**

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act.

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 26 day of June, 2024.

Notary Public: _____

My Commission Expires: 11.20.2024

AMANDA S. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

| **Address of New Owner:** | **Send Tax Bills To:** | **MAP/PARCEL:** |
|---|---|---|
| Sheridan Thurber<br>Mackenzie Thurber<br>1501 John Windrow Rd.<br>Eagleville, TN 37060 | Same as New Owner | 098-13-0-A-002.00 |

## QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Sheridan Brown NKA Sheridan Thurber,** (hereinafter referred to as **"GRANTOR"**) does quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **Sheridan Thurber and Mackenzie Thurber, wife and husband,** (hereinafter referred to as **"GRANTEES"**) their Heirs and Assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of New Hope Point, Phase One, Section One, as of record in Book 8250, page 651, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jack Sanders Holt, unmarried, a 1/2 undivided interest, Daniel M. Swagler, unmarried, a 1/4 undivided interest and IRA Innovations, LLC, fbo Kimberly Sweeney IRA, a 1/4 undivided interest, by Warranty Deed from Lori Ann Laney, unmarried, dated October 25, 2016, of

record in Instrument No. 20161026-0113112, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Sheridan Brown, an unmarried woman, by Warranty Deed from Jack Sanders Holt, an unmarried man and Daniel M. Swagler, an unmarried man and IRA Innovations, LLC FBO Kimberly Sweeney IRA, dated May 2, 2018, of record in Instrument No. 20180503-0042208, Register's Office for Davidson County, Tennessee.

This is improved property located at 4705 Cape Hope Pass, Hermitage, TN 37076.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 26 day of June, 2024.

Sheridan Brown NKA Sheridan Thurber

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheridan Brown NKA Sheridan Thurber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal at Franklin (city), Tennessee (state), this 26 day of June 2024.

Notary Public

My Commission Expires: 11.20.2024

AMANDA S. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY