Karen Johnson
Batch # 1154212
07/08/2024 08:11:20 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240708-0050515

MAP - PARCEL NO: P/O 040 00 0 053.00

This document was prepared by information provided by the parties and without the benefit of a title exam.

Recording Information

This Instrument Prepared by:

Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064-0664

SEND TAX STATEMENTS TO: NEW OWNER

NAME/ADDRESS NEW OWNER:
CECIL DAVIS SHERRILL, JR.
7242 Appview Rd.
Goodlettsville, TN 37072

QUITCLAIM DEED TO CREATE NEW PARCEL

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent," or in any capacity other than drafter of this instrument.

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by and between **CECIL DAVIS SHERRILL, JR. a married man,** hereinafter referred to as **"Grantor",** does hereby grant, transfer, release, remise and forever quitclaim unto **CECIL**

DAVIS SHERRILL, JR. a married man, "Grantee", his successors, and assigns, forever, convey all of Grantor's right, title, and interest in and to a certain tract of land situated in the Davidson County, Tennessee, with said tract of land being more particularly described as follows:

Being a tract of land in the 3rd Council District of Davidson County Tennessee and being a portion of that property conveyed to Cecil Davis Sherrill, Jr. in QCD-20030430 0057787 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 03/24/24 as follows:

Beginning at an existing concrete highway monument in the southeasterly margin of Old Hickory Blvd., said monument being a common corner to Tract 2 of the same survey and being located **N 64°45'02" E, 186.65'** from an existing concrete highway monument at the most northeast corner of Migration Partners, LLC in DB-20221215 0129968 R.O.D.C.T. and being the most northwest corner of herein described tract; Thence now leaving Tract 2 with said margin for the next 3 calls: **N 48°21'24"E 164.44'** to an existing concrete highway monument; Thence **N 54°34'20"E 236.70'** to a point; Thence **N 46°51'03"E 404.17'** to a point at the intersection of the southeasterly margin and the centerline of a drain, said point being witnessed by a railroad spike, said spike being **N 13°55'25'W" 15'** from said point; Thence now leaving said margin with new lines for the next 2 calls: **S 13°55'25"E 691.84'** to a point in the center of the creek; Thence **N 80°16'11"E 651.19'** to a set iron pin in the westerly line of Austin Burton, Etux. SA-20230111 0002365 R.O.D.C.T; Thence with said Burton **S 07°43'06"E 102.28'** to a set iron pin, said pin being a common corner to Tract 2 of the same survey; Thence now leaving said Burton with Tract 2 for the next 5 calls: **S 79°41'46"W 199.94'** to a set iron pin; Thence **N 89°00'06"W 251.82'** to a set iron pin; Thence **S 79°55'51"W 195.97'** to a set iron pin; Thence **S 74°42'22"W 710.45'** to a set iron pin; Thence **N 15°05'13"W 406.98'** to the point of beginning containing 10.59 acres.

The above-described tract is subject to a Piedmont gas easement.
The recording of this deed will create a 20' wide sewer easement, said easement will lay 10' either side and parallel to the existing sewer on the date of the survey.

Being a portion of the same property conveyed to CECIL DAVIS SHERRILL, JR by Deed dated April 23, 2003 from CECIL DAVIS SHERRILL, JR., Administrator of the Estate of ADA LOUISE SHERRILL, recorded April 30, 2003, in Instrument Number 20030430-0057787, in the Official Records of Davidson County County, Tennessee.

Also being a portion of the same property conveyed to CECIL DAVIS SHERRILL, JR. by Deed dated December 10, 2002 from RETHA REED SHERRILL, reserving a life estate, recorded January 10, 2003, in Instrument Number 20030110-0004630, in the Official Records of Davidson County, Tennessee. RETHA REED SHERRILL having since died in 2009, said life estate interest no longer exists.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 28 day of June, 2024.

Cecil Davis Sherrill, Jr.
CECIL DAVIS SHERRILL, JR.

STATE OF Tennessee
COUNTY OF Williamson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **CECIL DAVIS SHERRILL, JR.,** with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained, as their free act and deed.

WITNESS my hand and official seal, this the 28 day of June, 2024

My Commission Expires:
4-13-24.

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $ 0.00.

Affiant

SWORN TO and subscribed before me on this the 28 day of June, 2024.

My Commission Expires:
7/18/2027.

Notary Public

SANDY McCOLLUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY