Karen Johnson Davidson County
Batch # 1162777 DEEDQC
07/26/2024 10:35:13 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240726-0056580

STATE OF MISSISSIPPI
COUNTY OF LEE

The actual consideration of value whichever is greater for this transfer is ~~$-10-~~.

AFFIANT

Sworn to and subscribed before me on this 25th day of July, 2024.

NOTARY PUBLIC

★ STATE OF MISSISSIPPI ★
KENDAL M. CANTRELL, NOTARY PUBLIC
MONROE COUNTY
MY COMMISSION EXPIRES MARCH 27, 2027
COMMISSION NUMBER 31994

Prepared by:
Gregory D. Pirkle, MS Bar No. 4369

Phelps Dunbar LLP
P. O. Box 1220
Tupelo, MS 38802-1220
(662) 842-7907

Map/Parcel #04104000600

QUITCLAIM DEED

GRANTOR:

HILLARY SHERMAN
1205 Dalemere Drive
Nashville, TN 37207
(615) 480-1090

GRANTEE:

CYNTHIA C. RAPER, Trustee of the CYNTHIA C. RAPER SHARE OF THE RAPER COMBINED SUBTRUST A
1205 Dalemere Drive
Nashville, TN 37207
(615) 480-1090
(And Send Tax Bills To)

In consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, HILLARY SHERMAN, Grantor, hereby grants, bargains, sells and conveys my interest unto CYNTHIA C. RAPER, Trustee of the Cynthis C. Raper Share of the Raper Combined Subtrust A, Grantee, the real property, together with all improvements located thereon, located in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A

LESS AND EXCEPT any portion of the property described on Exhibit A previously conveyed by Grantor.

THE ABOVE DESCRIBED PROPERTY IS PART OF THE GRANTOR'S HOMESTEAD.

THE CYNTHIA C. RAPER SHARE OF THE RAPER COMBINED SUBTRUST A IS A SHARE OF A REVOCABLE TRUST.

THIS CONVEYANCE AND WARRANTY IS MADE SUBJECT TO THE FOLLOWING:

1. City and county ad valorem taxes which are not yet due and payable.

2. Mineral reservations and conveyances, if any, by prior owners.

3. All rights-of-way and easements of record for public roads/streets and public utilities.

4. All easements, restrictions and restrictive covenants, if any, of record.

It being the intent for Grantor to convey all property currently owned in the property described on Exhibit A less and except property previously conveyed by Grantor.

WITNESS THE SIGNATURE of the Grantor on this the 14 day of March, 2024.

HILLARY SHERMAN

STATE OF TENNESEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 14 day of March, 2024, within my jurisdiction, the within named HILLARY SHERMAN, who acknowledged that she executed the above and foregoing instrument.

NOTARY PUBLIC

My Commission Expires:

May 03, 2027

(SEAL)

JUDY C MAGILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

GRANTOR AND GRANTEE HAVE NOT REQUESTED AND THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER DOES NOT, BY THIS INSTRUMENT, CERTIFY THE VALIDITY OF TITLE NOR THE CORRECTNESS OF THE DESCRIPTION(S) CONTAINED HEREIN.

Indexing Instructions:

Lot No. 74, Dalemere Subdivision, Davidson County, Tennessee

EXHIBIT A

Land in the Tenth Civil District of Davidson County, Tennessee, being Lot No. 74 of Dalemere Subdivision, Section 4, of record in Plat Book 3300, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillips Real Estate Services, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20230830-0068091, in the Register's Office of Davidson County, Tennessee, dated August 29, 2023 and recorded on August 30, 2023.

And further conveyed to Hillary Sherman by Deed and Instrument Number: 202403040014697.