CORRECTIVE QUITCLAIM DEED

Karen Johnson
Batch # 1176444
09/03/2024 02:49:23 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240903-0067771

W-S-24-8027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 07.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE NOTARY PUBLIC My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sheridon Realtors, LLC, a Tennessee limited liability company	**NEW OWNER**	
(NAME)	(NAME)	**142-01-0A-101.00-CO**
PO Box 50193,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHERIDON REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SHERIDON REALTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Certain real estate in Davidson County, Tennessee, as follows:

Unit No. 0-7, in River Plantations, Section One, a Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, supplement and amendment in Instrument No. 20051020-0126564 and Instrument No. 20140219-0014288 of the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantations, Section One, Condominium Apartments, contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4562, page 474, supplement and amendment in Instrument No. 20051020-0126564 and Instrument No. 20140219-0014288 of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Michelle Sheridon and Jon Sheridon, wife and husband by Warranty Deed from Karen Uebelhor and Charlotte Dvorak, Co-Executors of the Estate of Molly Ann Dvorak of record in Instrument No. 20240610-0043091, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sheridon Realty, LLC by Quitclaim Deed from Michelle Sheridon and Jon Sheridon, wife and husband of record in Instrument No. 20240624-0046926, Register's Office for Davidson County, Tennessee.

Grantee in prior Quitclaim Deed of record in Instrument No. 20240624-0046926 was erroneously listed as "Sheridon Realty, LLC". The Grantor's intent in said instrument was to actually convey the subject property to Sheridon Realtors, LLC, a Tennessee Limited Liability Company. The purpose of this instrument is to correct the erroneous conveyance to Sheridon Realty, LLC by reconveying as intended to Sheridon Realtors, LLC, a Tennessee Limited Liability Company.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **8207 Sawyer Brown Rd Apt O-7, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 30 day of August, 2024.

Sheridon Realty, LLC

BY: Michelle Sheridon
Michelle Sheridon
Member

BY: Jon Sheridon
Jon Sheridon
Member

MICHELLE SHERIDON
Michelle Sheridon

JON SHERIDON
Jon Sheridon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle Sheridon , to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Sheridon Realty, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of August, 2024.

Notary Public

My Commission Expires:

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jon Sheridon, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Member of Sheridon Realty, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of August, 2024.

Notary Public

My Commission Expires:

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of August, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of August, 2024.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212