QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 10 day of SEPTEMBER, 2024.

Cheryl Denise Whitfield
NOTARY PUBLIC
My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1180234 DEEDQC
09/10/2024 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240910-0069889

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Sylvia Whittenberg 909 Merritt Street Old Hickory, TN 37138	New Owner	044-15-0 / 068.00

FOR LOVE AND AFFECTION AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by my sister, Sylvia Whittenberg, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Sherry W. Whittenberg**, an un-married man, (owner of 5/6 interest in the property described herein), the GRANTOR herein, by these presents do transfer, Quitclaim and convey unto:

Sylvia Whittenberg, a married woman, (Currently owner of 1/6 interest in the property described herein), the GRANTEE herein, her heirs and assigns all my right title and interest in, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 118, Section D, Village of Old Hickory, as shown on the Plan recorded July 16, 1948 in Book 1424, page 65, Register's Office for Davidson County, Tennessee, fronting 61 feet on Bryan Street and containing 0.21 acres, more or less.

Being all the same property conveyed to W. V. Whittenberg and wife, Eddie Nicks Whittenberg, by deed from E.I. DuPont deNemours and Company, of record in **Book 1682, page 478**, Register's Office for Davidson County, Tennessee. W.V. Whittenberg having since died in 1968, leaving his surviving spouse Eddie Nicks Whittenberg as the surviving tenant by the entirety. Eddie Nicks Whitenberg died January 1991 leaving Earl Whittenberg, Bertha Nell Brown and Grace Poston as her sole heirs at law. Earl Whittenberg died, Intestate in Davidson County, Probate Case **#08P-1925**, leaving Sylvia Whittenberg and Sherry W. Whittenberg as his sole heirs at law and beneficiaries. Sherry W. Whittenberg having acquired the interests of Bertha Nell Brown, and Grace Poston by warranty deed of record as Instrument # **20070514-0057154**, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions as may affect the property, including:

Real Property Taxes for the year 2024.

This is improved duplex property known as: 904 & 902 Bryan St, Old Hickory, TN 37138.

Witness my hand this 9TH day of SEPTEMBER, 2024.

Sherry W. Whittenberg

Sherry W. Whittenberg

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Sherry W. Whittenberg, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee, this 9TH day of SEPTEMBER, 2024.

NOTARY PUBLIC

My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

****

202409100069889

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Sep 9 20 24.

Leroy Johnston Ellis, IV, Affiant

Sep 10, 2024
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 10 day of September, 2024.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com