QUITCLAIM DEED

PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

STATE OF Florida
COUNTY OF Volusia

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

John R. Sherrod III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2024.

Paula Kegelman
Notary Public

MY COMMISSION EXPIRES: 06/11/2028 (AFFIX SEAL)

Notary Public State of Florida
Paula Kegelman
My Commission HH 537498
Expires 6/11/2028

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ciara Properties, a Tennessee general partnership	NEW OWNER	17-316
(NAME)	(NAME)	
510 South Main Street	510 South Main Street	
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172	Springfield, TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20242043

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **John R. Sherrod, III**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Ciara Properties, a Tennessee general partnership**, hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Beginning at an iron pin set, the most NE corner of this tract, the most NW corner of Tract 1 this survey, and being a corner to William D. Patton; thence with the line of Tract 1, S 18°00'20"W passing an iron pin set in the northerly margin of a 50 foot right of way access easement at 572.34 feet and in all a total of 622.34 feet to an iron pin set; thence N 58°43'59"W 278.70 feet to an existing iron pin; thence N 67°49'59"W 20.45 feet to an iron pin set; corner to Tract 3 this survey, thence crossing said 50 foot right of way access easement, N 05°21'24"E passing an iron pin set at 50.00 feet and in all a total of 624.36 feet to an existing iron pin, in the line of Tract 3 this survey, and being a corner to said Patton; thence, with the line of said Patton S 70°19'54"E 256.99 feet to an existing iron pin, corner to said Patton thence, continuing with the line of said Patton S 57°20'45"E 177.26 feet to the beginning, containing 5.01 acres, more or less.

BEING the same property conveyed to John R. Sherrod III by Warranty Deed from Michael Morris, dated 05/24/2021 and filed of record in Instrument No. 20210816-0110403, Register's Office for Davidson County, Tennessee.

Together with and subject to Easement and Utility Dedication appearing of record in Book 7861, page 300, Register's Office for said County.

Also subject to:

Easement appearing of record in Book 4698, page 485, Register's Office for said County

Easement for overhead power line, water line and utilities appearing of record in Book 8595, page 616, Register's Office for said County.

Unimproved ☒

This is Improved ☐ property, known as 5974 Lickton Pike, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or

Witness my hand 4th day of November, 2024.

John R. Sherrod, III

Karen Johnson
Batch # 1202237
11/06/2024 09:10:49 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

20241106-0086151

STATE OF Florida)
County OF Volusia)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John R. Sherrod, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th of November, 2024.

Paula Kegelman
Notary Public
My Commission Expires: 06/11/2028

Notary Public State of Florida
Paula Kegelman
My Commission HH 537498
Expires 6/11/2028