Karen Johnson Davidson County
Batch# 1207474 DEEDQC
11/21/2024 09:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241121-0090889

QUITCLAIM DEED

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 20 DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES: 04/26/2027
(AFFIX SEAL)

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027

WG-QCD-24-5001

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sheerah Homes, LLC	**Same as new owner**	
(NAME) **325 High Street,**	(NAME)	**09700010400**
(ADDRESS) **Cheraw, SC 29520**	(ADDRESS)	
(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, **BEVERLY LOCKHART,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **SHEERAH HOMES, LLC** 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:

Being a tract or parcel of land in the Fourth Civil District of Davidson County, Tennessee said tract being the same property conveyed to Maxie 0 Patton, Jr., Trustee, by quitclaim deed of record in book 10269, page 465, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Bell Road, said point being the northwesterly corner of property conveyed to First Suburban Water Utility District of Davidson County by deed of record in book 4914, page 466, R 0 D.0 and being the northeasterly corner of the herein described tract,

THENCE, leaving said right-of-way line with the westerly line of First Suburban Water Utility District S 4°50'02" E, 60.00 feet to an iron rod,

THENCE, continuing with the southerly line of said property N 85°27'54" E, 40.00 feet to an iron rod,

THENCE, leaving said southerly line with the westerly line of Lake Chateau Condominiums as of record in plan book 6250, page 607, R.0 D C , S 4°50'02" E, 141.86 feet to an iron rod, said rod being located in the northerly line of U. S. Army Corps of Engineers,

THENCE, leaving said westerly line with the northerly line of U. S. Army Corps of Engineers N 81°41'00" W, 24.84 feet to an iron rod,

THENCE, continuing N 82°34'00" W, 179.62 feet to an iron rod located in the easterly right-of-way line of Old Hickory Boulevard,

THENCE, leaving said northerly line with the easterly right-of-way line of Old Hickory Boulevard N 4°30'00" W, 159.09 feet to an iron rod located in the southerly right-of-way line of Bell Road,

THENCE, with the southerly right-of-way line of Bell Road N 85°27'54" E, 158.78 feet to an iron rod and the point of beginning.

Containing 33,534 square feet or 0,77 acre, the same more or less.

Being the same property conveyed to Beverly Williams a/k/a Beverly Lockhart from Maxie O. Patton, III by Warranty Deed of Record in Book 11070 Page 628 in the Register's Office for Davidson County, Tennessee.

Further being the same property redeemed from Tax Sale by Beverly Lockhart by Amended Decree For Redemption of record in Instrument Number 20130219-0016365 in the Registers Office for Davidson County, Tennessee.

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: **5001 Bell Rd, Hermitage, Tennessee 37076**.

Witness my/our hand(s) this the 13th day of November, 20 24.

Beverly Williams F/K/A Beverly Lockhart

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEVERLY WILLIAMS F/K/A BEVERLY LOCKHART, 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 13th day of November, 2024 .

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

I, **Gabriel R. Lutz**, do hereby make oath that I am a licensed attorney and/or the 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 **11/13/2024** (date of document).

Affiant Signature

Date **11/13/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **13** day of **November**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027