Karen Johnson Davidson County
Batch# 1228493 DEEDQC
01/21/2025 11:22:30 AM 7 pgs
Fees: $38.00 Taxes: $1,550.30
20250121-0004438

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-25656553

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Edminson Scherer and Ena Lee Scherer**
Address of New Owner(s): **6725 Sugar Hill Drive, Nashville, TN 37211**

Property ID NUMBER: 181 01 0A 121.00

THIS INDENTURE, made and entered into this 13th day of January, 2025 between **Edminson Scherer and Ena Lee Scherer, Husband and Wife, and Josiah D. Acevedo, a married Man,** party of the first part ("Grantor"), and **Edminson Scherer and Ena Lee Scherer, Husband and Wife, as Joint Tenants with Rights of Survivorship,** party of the second part ("Grantee"),

WITNESSETH: That for and in consideration of Zero Dollars and No Cents ($0.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

See Attached Exhibit "A"

For Information Purposes Only:

Being the same property conveyed to Ena Lee Scherer and Edminson Scherer, wife and husband and Josiah D. Acevedo, unmarried, by deed dated October 7, 2022 of record in Deed Instrument/Case No. 20221018-0113639, in the County Clerk's Office.

TMS: 181 01 0A 121.00

Property Address: 6725 Sugar Hill Drive, Nashville, TN 37211

This conveyance is subject to 2025 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 74499209 QC101 01 0508
202501210004438

WITNESS the signature of the said party of the first part the day and year first above written.

Edminson Scherer

Edminson Scherer

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 13th ~~day of~~ January, 20 25 , before me personally appeared Edminson Scherer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 13th day of January, 20 25.

Signature of Notary Public





MCD 74499209 QC101 01 0508

WITNESS the signature of the said party of the first part the day and year first above written.

Ena Lee Scherer

Ena Lee Scherer

STATE OF Tennessee

COUNTY OF Davidson Acknowledgement

On this 13 day of January, 2025, before me personally appeared Ena Lee Scherer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 13th day of January, 2025

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Signature of Notary Public

MCD 74499209 QC101 01 0508

WITNESS the signature of the said party of the first part the day and year first above written.

Josiah D. Acevedo

STATE OF Texas

COUNTY OF Bexar Acknowledgement

On this 08 day of January 2025, before me personally appeared Josiah D. Acevedo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 09 day of January, 2025.

Signature of Notary Public

JASON CADE
Notary ID #126280987
My Commission Expires
October 13, 2027

MCD 74499209 QC101 01 0508

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$419,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 67-4-409. Transfer Taxes due and owing on this transfer are **$1,550.30**

Affiant

Subscribed and sworn to before me this 09 day of January 2025.

Notary Public Signature
My commission expires: 10-13-2027

JASON CADE
Notary ID #126280987
My Commission Expires
October 13, 2027

MCD 74499209 QC101 01 0508

Tennessee Certification of Electronic Document

I, Sam Rider, 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 1/13/2025 (date of document).

Affiant Signature

Jan 16, 2025
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 16 day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 181 01 0A 121.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 175 ON THE PLAN OF SECTION FOUR, SUGAR VALLEY OF RECORD IN PLAT AT INSTRUMENT NO. 20000523-0051444, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Commonly known as: 6725 Sugar Hill Dr, Nashville, TN 37211

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

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