EXECUTOR'S QUITCLAIM DEED

Karen Johnson
Batch # 1242959
03/04/2025 03:46:41 PM
Fees: $12.00 Taxes: $0.00
20250304-0016364

Davidson County
DEEDQC
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Shalicia Long
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March 2025.

Notary Public

MY COMMISSION EXPIRES: July 3, 2026
(AFFIX SEAL)

CHUKWUDI ECHETEBU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300 Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Rosa M. Sherrell	New Owner	**070030A03500CO**
(NAME)	(NAME)	
2901 Nocturne Forest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **DREXEL MICHELLE MALONE AS THE EXECUTOR OF THE ESTATE OF JAMES HENRY SHERRELL, SR.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **ROSA M. SHERRELL**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE ESTATE'S RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

BEING Lot No. 35 on the Final Plat, Phase II, Nocturne Forest, of record as Instrument No. 200006020055004, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to J.H. Sherrell, individual, by Deed from Cumberland Builders, Inc. of record in Instrument No. 20021008-0122909 in the Registers Office for Davidson County.

THIS conveyance is subject to any and all matters as shown on the plan of the Final Plat, Phase II, Nocturne Forest, of record as Instrument No. 200006020055004, Register's Office for Davidson County, Tennessee; and, to restrictions, conditions, covenants, and/or bylaws of record against said property which are in said Register's Office; especially to restrictions of record as Instrument No. 20001115-0113379 said Register's Office.

James Henry Sherrell, Sr. and J.H. Sherrell are one and the same person.

This is improved property known as 2901 Nocturne Forest Drive, Nashville, Tennessee 37207.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 4th day of March 2025.

D. Michelle Malone

Drexel Michelle Malone, ***Executor of the Estate of James Henry Sherrell, Sr.***

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DREXEL MICHELLE MALONE,** as Executor of the Estate of James Henry Sherrell, Sr., the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of March 2025.

Notary Public

My Commission Expires: July 3, 2028

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY