EXECUTOR'S QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1242959 DEEDQC
03/04/2025 03:46:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20250304-0016366

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Shaniqa Lynn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF FEB, 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) 254-1680

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Drexel Michelle Malone	New Owner	**08107017400**
(NAME)	(NAME)	
206 Moss Trail		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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 **DREXEL MICHELLE MALONE,** 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 Number 40 on the Plan of George Shields Second Addition to North Nashville, of record in Plat Book 57 at page 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to James Sherrell, individual, by Indenture from Jack Kemp, Secretary of Housing and Urban Development of Washington D.C., of record in Book 7901, Page 121 in the Registers Office for Davidson County.

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

This is improved property known as 1710 St. Louis Street, Nashville, Tennessee 37208.

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