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

20250304-0016367

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 3, 2028

(AFFIX SEAL)

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
LaTisha Flye and Todd Haddock	New Owner	**09208014200**
(NAME)	(NAME)	
513 17th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 **LATISHA FLYE AND TODD HADDOCK,** HEREINAFTER COLLECTIVELY CALLED THE GRANTEE, THEIR 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:

Land in Davidson County, Tennessee, being the easterly 49 feet of the northerly 40 feet of the southerly 121 feet of Lot No. 49 and the northerly 40 feet of the southerly 121 feet of Lot No. 50 on the John R. Hudson Plan of Lots, as of record in Book 21, page 136, Register's Office for said County.

Said part of Lots No. 49 and 50 fronts 40 feet on the westerly side of 17th Avenue North and runs back between parallel lines, 108 feet to a 10-fot alley in the rear.

BEING the same property conveyed to J. Henry Sherrell, individual, by Installment Deed from Dr. Irene S.P. Francis of record in Book 5734, Page 466 in the Registers Office for Davidson County.

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

This is improved property known as 513 17th Avenue North, Nashville, Tennessee 37203.

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

