This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1243835 DEEDQC
03/06/2025 08:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250306-0016797

QUITCLAIM DEED

Address New Owners:
Thomas J. Sherrard, III, Co-Trustee
Dana D. Sherrard, Co-Trustee
Tom and Dana Sherrard Trust
418 Westview Avenue
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
116 11 0 086.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Thomas J. Sherrard, III (a/k/a Thomas J. Sherrard) and wife, Dana D. Sherrard (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Thomas J. Sherrard, III and Dana D. Sherrard, and their successors in trust, as Co-Trustees of the Tom and Dana Sherrard Trust dated March 5, 2025, a Tennessee community property trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as Register's Office for said County.

Said Lot No. 61 fronts 200 feet on the easterly side of Westview Avenue and run back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Thomas J. Sherrard and wife, Dana D. Sherrard, by deed dated February 14 1992 from Pamela Susan Hassenfeld, a single person, of record in Book 8553, page 268, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 418 Westview Avenue, Nashville, Tennessee 37205.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Tom and Dana Sherrard Trust dated March 5, 2025, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Thomas J. Sherrard, III (a/k/a Thomas J. Sherrard) and wife, Dana D. Sherrard, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 5th day of March, 2025.

Thomas J. Sherrard, III, Grantor

Dana D. Sherrard

Dana D. Sherrard, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Thomas J. Sherrard, III, Grantor, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of March, 2025.

Notary Public

My Commission Expires: 10/4/27

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 4, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Dana D. Sherrard, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 5th day of March, 2025.

Notary Public

My Commission Expires: 10/4/27

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 4, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Thomas J. Sherrard, III, Affiant

Subscribed and sworn to before me this 5th day of March, 2025.

Notary Public

My Commission Expires: 10/4/27

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 4, 2027

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, 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 March 4, 2025.

William L. Harbison

William L. Harbison

March 5, 2025

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4th day of March, 2025.

Notary Public

My Commission Expires: 10/4/27

