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

Karen Johnson Davidson County
Batch# 1243836 DEEDQC
03/06/2025 08:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250306-0016798

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 04 0 094.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Thomas J. Sherrard, III (a/k/a Thomas 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:

Being Lot No. 72 and a small part of Lots Nos. 73, 74 and 75, on, the map of Clearview Subdivision, as of record in Book 843, Page 8, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Crescent Road or Parmer Avenue, the common corner of Lots Nos. 72 and 71; thence with the line between said lots southerly 211.9 feet of the north line of Lot No. 69, thence with the line of the same easterly 90.4 feet to the line between Lot No. 72 and 75; thence northerly with the line between said lots to a point at the south corner of a triangle conveyed to Allen W. Murphy and wife, by deed of record in Book 1281, Page 667, said Register's Office, and continuing along the east line of said triangular tract to the south margin of Crescent Road or Parmer Avenue; thence with the margin of the same westerly 97.2 feet to the beginning.

Being the same property conveyed to Thomas Sherrard and Dana Sherrard, husband and wife, by Warranty Deed dated July 13, 2015 from Leroy J. Ellis, III and wife, Cynthia Suzanne Tierney Ellis, of record at Instrument No. 20150717-0070059, 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 802 Crescent Road, 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

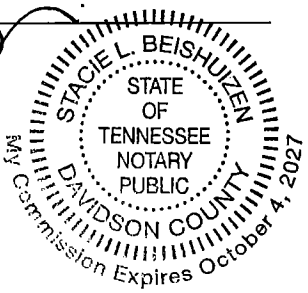
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

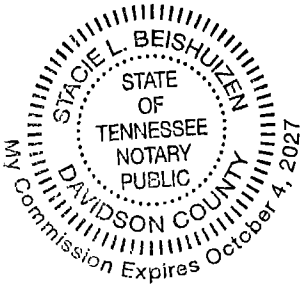
This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

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



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 5, 2025.

William L. Harbison

March 5, 2025

Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of March, 2025.

Notary Public

My Commission Expires: 10/4/27

