Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To.
The Sevier Tennessee Community Property Trust dated March 24, 2025 6016 Sherwood Drive Nashville, TN 37215	**158 04 0 010.00**	**SAME**

Karen Johnson
Batch # 1253248
03/28/2025 08 46 36 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250328-0023217

This instrument prepared by. Carter Shelton Jon
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1 00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **John Sevier and wife, Angela Sevier** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **The Sevier Tennessee Community Property Trust dated March 24, 2025** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property")

This is improved property known as **6016 Sherwood Drive, Nashville, TN 37215**

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-

Affiant

Subscribed and sworn to before me this 24th day of March, 2024

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/20/2027

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds, that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination, and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 24th day of March, 2025.

John Sevier

Angela Sevier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Sevier and Angela Sevier**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 24th day of March, 2025

Notary Public

My Commission Expires
1/11/2026



EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Lot No. 456 on the Plan of Hillsboro Park, Section 6, as of record in Book 2663, page 95, Register's Office for said County.

Said Lot No. 456 fronts 210.0 feet on the southerly side of Sherwood Drive and extends back 729.0 feet on the westerly line and 1017.0 feet on the easterly line to a dead line, measuring 346.9 feet thereon.

BEING the same property conveyed to John Sevier and wife, Angela Sevier, by deed of record in Deed Book 5475, Page 16, in the Register's Office for Davidson County, Tennessee.