QUITCLAIM DEED

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 DAY OF March, 2025.

Notary

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SARAH GREGORY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES MARCH 23, 2027

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Sean Shrum	Sean Shrum	12-90
(NAME)	(NAME)	
3394 Freeman Hollow Rd.	3394 Freeman Hollow Rd.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20250465

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Kimber Henry, unmarried** hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and quitclaim all my right, title and interest in said land unto **Sean Shrum**, hereinafter called the GRANTEES, his heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in Davidson County, Tennessee:

Beginning at an iron pin on the southwest corner of the intersection of Freeman Hollow Road and Baker Road; thence along the margin of Baker Road S 34 degrees 00' 16" E 421.12 feet to a point; thence S 55 degrees 00' 45" E 278.88 feet to an iron pin; thence leaving Baker Road S 2 degrees 00' 5" W 650 feet to an iron pin in a fence line adjoining Cantrell Property; thence N 7 degrees 21' 40" E 625 feet to an iron pin in the margin of Freeman Hollow Road; thence along the margin of Freeman Hollow Road N 46 degrees 53' 13" E 100.66 feet to the point of beginning, containing 5.17 acres, more or less.

Being the same property conveyed to Lee Andrew Davis and Kimber Henry by Warranty Deed from Thomas Bennett and wife, Freda Bennett dated May 17, 2018, of record in Instrument No. 20180521-0048594, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 3394 Freeman Hollow Rd., Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 31st day of March, 2025

Kimber Henry

STATE OF TENNESSEE)
County OF Sumner)

Karen Johnson Davidson County
Batch# 1255823 DEEDQC
04/02/2025 02:49:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250402-0025193

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kimber Henry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of March, 2025.

Notary Public
My Commission Expires: 3/23/2027

SARAH GREGORY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 23, 2027

Certificate of Authenticity

I, Sarah Gregory, do 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 3/31/25.

Date

Sarah Gregory

Affiant Signature

3/31/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31 day of March, 2025.

Brad Tuttle

Notary's Signature

BRAD TUTTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 12-16-2025

Date

Notary's Seal (if on paper)