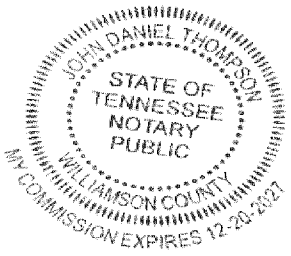
Karen Johnson Davidson County
Batch# 1262826 DEEDQC
04/21/2025 03:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250421-0030388



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 16th day of April, 2025.

Notary Public

My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

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

FOR AND IN CONSIDERATION OF TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **John Sevier and wife, Angela Sevier** (hereinafter the "Grantors"), hereby quitclaim and convey to **John Sevier and Angela Sevier, Trustees of The Sevier Tennessee Community Property Trust dated March 24, 2025** (hereinafter the "Grantee") its representatives and assigns, any and all right, title and interest that we have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

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 Warranty Deed from Leila Mai Bailey, a widow of record in Book 5475, page 16, Register's Office for Davidson County, Tennessee, dated July 26, 1979 and recorded on August 01, 1979.

Being improved property also known as **6016 Sherwood Drive, Nashville, TN 37215.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties herein, and unverified by the preparer. This instrument has been prepared without the benefit of a title search and no

warranties or representations are made by the Grantor nor the preparer of this document in any manner whatsoever.

IN WITNESS WHEROF I have hereunto set my hand this 16th day of April, 2025.

John Sevier

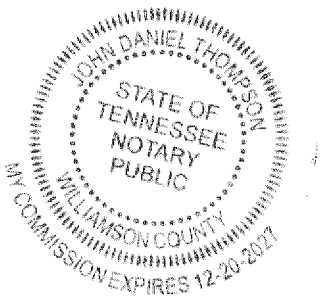
Angela Sevier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John Sevier and Angela Sevier, the within named bargainors, to me known (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 16th day of April, 2025.

Notary Public
My Commission Expires: 12/20/27



LTC File 25-002191-524

Tennessee Certification of Electronic Document

I, Karla I Kard, 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 04/16/2025 (date of document).

Karla I Kard
Affiant Signature

04/16/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of April, 2025.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

