REGISTER'S USE ONLY:

Karen Johnson
Batch # 1277050
05/23/2025 08 12 35 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250523-0040616

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0 00 Exempt Transfer Pursuant to TCA 67-4-409

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 13 DAY OF May, 2025

SEAL STATE OF TENNESSEE NOTARY PUBLIC
BRYAN GRAHAM
WILLIAMSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES 6-1-2025

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd , Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Donna E Sherrill, Trustee
3833 Creekwood Circle
Nashville, TN 37218

NEW OWNER:
Donna E Sherrill, Trustee
3833 Creekwood Circle
Nashville, TN 37218

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA).

This indenture is made and entered into this ____ day of _____, 2025 between Donna E Sherrill (hereinafter referred to as "GRANTOR") and Donna E Sherrill as Trustee of The Donna E. Sherrill Revocable Trust under agreement dated August 25, 2020 (hereinafter referred to as "GRANTEE")

For and in consideration of Ten Dollars ($10 00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No 66 on the plan of Creekwood North, of record in Book 4675, page 16, Register's Office for Davidson County, Tennessee.

Said Lot No 66 fronts 80 feet on the westerly margin of Creekwood Circle and extends back 181 05 feet on the northerly line and 170 33 feet on the southerly line

to a dead line in the rear measuring 99 54 thereon

Being the same property conveyed to Donna E. Sherrill, unmarried from Pixie L Smith, unmarried by Warranty Deed dated June 26, 1998 and recorded on June 29, 1998 in Book 10996, Page 114, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to The Donna E Sherrill Revocable Trust, under agreement dated August 25, 2020 from Donna E Sherrill by Quitclaim Deed dated August 25, 2020 and recorded on September 9, 2020 in Instrument No 20200909-0102845, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Donna E Sherrill from The Donna E Sherrill Revocable Trust, under agreement dated August 25, 2020 by Quitclaim Deed recorded in Instrument No 20250523-0040614, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 058 15 0 087.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 3833 Creekwood Circle, Nashville, TN 37218.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Donna E. Sherrill

Donna E. Sherrill

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Donna E. Sherrill, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 13th day of May, 2025

SEAL

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES. 6-1-2025