QUITCLAIM DEED

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF June 2025

Notary Public

MY COMMISSION EXPIRES 03.20.28
(AFFIX SEAL)

Karen Johnson
Batch # 1288230
06/20/2025 02 45 58 PM
Fees $12 00 Taxes $0 00

20250620-0048615

Davidson County
DEEDQC 25-8207-07
2 pgs

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Michelle Sheridon and Jon Sheridon	**Same**	**142-01-0A-101.00-CO**
(NAME) **PO Box 50193**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SHERIDON REALTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

MICHELLE SHERIDON AND JON SHERIDON, WIFE AND HUSBAND ("GRANTEES")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

UNIT NO. 0-7, IN RIVER PLANTATIONS, SECTION ONE, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON HIGHWAY 70 SOUTH, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATIONS, SECTION ONE, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 4460, PAGE 59, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED, RECORDED IN BOOK 4562, PAGE 474, SUPPLEMENT AND AMENDMENT IN INSTRUMENT NO. 20051020-0126564 AND INSTRUMENT NO. 20140219-0014288 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, CO-OWNERS, AND TENANTS OF RIVER PLANTATIONS, SECTION ONE, CONDOMINIUM APARTMENTS, CONTAINED IN THE MASTER DEED, AND THE BY-LAWS APPENDED THERETO, RECORDED IN BOOK 4562, PAGE 474, SUPPLEMENT AND AMENDMENT IN INSTRUMENT NO. 20051020-0126564 AND INSTRUMENT NO. 20140219-0014288 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO SHERIDON REALTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED, FROM MICHELLE SHERIDON AND JON SHERIDON, OF RECORD IN INSTRUMENT NO. 20240624-0046926, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SEE ALSO INSTRUMENT NO. 20240903-0067771, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, FOR REFERENCE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as **8207 Sawyer Brown Road, Apt O-7. Nashville, Tennessee 37221.**

Witness our hands this the 18 day of June, 2025.

SHERIDON REALTORS, LLC

Michelle Sheridon
MICHELLE SHERIDON, MEMBER

Jon Sheridon
JON SHERIDON, MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHELLE SHERIDON** and **JON SHERIDON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they, as Members of **SHERIDON REALTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor, executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of June, 2025.

Camille Woods
Notary Public

My Commission Expires 03-20-28

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028