QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:		STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this the 24th day of June 2025 Notary Public My commission expires: 05-09-2026
Logos Realty Closing Services, Inc. 1720 West End Ave, Suite 300 Nashville, TN 37203	Karen Johnson Davidson County Batch# 1289966 DEEDQC 06/25/2025 03:19:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20250625-0050151	

Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
Redstone Development, LLC 1661 Hunters Lane Nashville, TN 37207	**SAME AS NEW OWNER**	097-00-0-104

TUWANA J. BRYANT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES 05/09/2026

FOR AND IN CONSIDERATION OF the sum of Zero Dollars ($0.00) and other good and valuable consideration **SHEERAH HOMES, LLC,** hereinafter called "Grantor", does hereby transfer and convey unto **REDSTONE DEVELOPMENT, LLC**, hereinafter called "Grantee", its successors and assigns, all of their right, title, and interest in and to the following described property in DAVIDSON County, Tennessee:

Land in the 12th Council District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Bell Road, said point being the northwesterly corner of property conveyed to First Suburban Water Utility District of Davidson County by deed of record in Book 4914, page 466, Register's Office for Davidson County, Tennessee, and being the northeasterly corner of the herein described tract,

THENCE, leaving said right-of-way line with the westerly line of First Suburban Water Utility District S 4 degrees 50'02" E, 60.00 feet to an iron rod,

THENCE, continuing with the southerly line of said property N 85 degrees 27'54" E., 40.00 feet to an iron rod,

THENCE, leaving said southerly line with the westerly line of Lake Chateau Condominiums as of record in Book 6250, page 607, R.O.D.C. S 4 degrees 50'02" E, 141 86 feet to an iron rod, said rod being located in the northerly line of U.S. Army Corps of Engineers,

THENCE, leaving said westerly line with the northerly line of U.S. Army Corps of Engineers N 81 degrees 41'00" W, 24.84 feet to an iron rod,

THENCE, continuing N 82 degrees 34'00" W 179.62 feet to an iron rod located in the easterly'right-of-way line of Old Hickory Boulevard,

THENCE, leaving said northerly line with the easterly right-of-way line of Old Hickory BoUlevard N 4 degrees 30'00" W, 159.09 feet to an iron rod located in the southerly right-of-way line of Bell Road,

THENCE, with the southerly right-of-way line of Bell Road N. 85 degrees 27'54", 158.78 feet to an iron rod and the point of beginning. Containing 33,534 square feet or 0.77 acre, the same more or less.

Being the same property vested in BEVERLY LOCKHART, by Amended Order Granting Motion for Summary Judgment and For Default, of record as Instrument No. 20031223-0182786, dated November 3, 2003, said Register's Office. For further reference, see Final Decree of record as Instrument No. 20110803-0059754, and Amended Decree for Redemption of record as Instrument No. 20130219-0016365, said Register's Office.

BEVERLY LOCKHART conveyed said property to SHEERAH HOMES, LLC, by Quitclaim Deed of record as Instrument No. 20241121-0090889, dated November 20, 2024, said Register's Office.

This is unimproved property known as 5001 Bell Road, Hermitage, TN 37076

Executed by my hand this 20th Day of June 2025

Sheerah Homes, LLC

By: _____
Shelton Walker

Title: Manager

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 Shelton Walker, Member of Sheerah Homes, LLC the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein as such _____..

Witness my hand and Official Seal this 24th Day of June 2025

_____
Notary Public

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services, Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 06/24/2025.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 06/24/2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 06/24/2025

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

