File No: 2301-294890
Grantor's Loan No. _____

Karen Johnson Davidson County
Batch# 1297984 DEEDQC
07/15/2025 03:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250715-0055914

After Recording, Send to:
John Sherman and Iris Sherman
3603 Wilbur Place, Nashville, TN 37204

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
John Sherman and Iris Sherman, 3603 Wilbur Place, Nashville, TN 37204

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 118-13-0-173.00

ACCOMMODATION ONLY

QUITCLAIM DEED

Iris B. Sherman A/K/A Iris Sherman, married, ("Grantor"), of 3603 Wilbur Place, Nashville, TN 37204, for and in consideration of $0.00 (Zero Dollars and Zero Cents), conveys and quitclaims to **John Sherman** and **Iris Sherman,** husband and wife as tenants by the entirety, ("Grantee"), whose tax mailing address is 3603 Wilbur Place, Nashville, TN 37204, with quitclaim covenants, his/her/their interest in the following described real estate in Davidson County, Tennessee:

Lot number 31 on the Plan of Woodmont Boulevard Section of Marengo Park, as of record in Plat Book 1130, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

A.P.N.: 118-13-0-173.00

Property Address is: 3603 Wilbur Place, Nashville, TN 37204

The instrument constituting the source of Grantor's interest in the foregoing described property was a Special Warranty Deed recorded on 3/10/2003, as Instrument No. 20030310-0031012 in the Register's Office of Davidson County, Tennessee.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on July 14, 2025:

Iris B. Sherman AKA Iris Sherman

Iris B. Sherman A/K/A Iris Sherman

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Iris Sherman**, personally known to me, or has produced Drivers license, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14 day of July, 2025.

Notary Public

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 14 day of July, 2025.

Notary Public

My Commission Expires: 05/08/2029

SEAL

MARVIN G. MARCELLUS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/08/2029
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Tara Reel, 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 7/14/25 (date of document).

Affiant Signature

7/15/2025
Date

State of California

County of Placer

Sworn to and subscribed before me this _____ day of _____, 2_____.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL See Attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer

Subscribed and sworn to (or affirmed) before me on this 15th day of July, 2025, by Tara Reed,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

A. L. BOOTH
Notary Public - California
Placer County
Commission # 2501026
My Comm. Expires Sep 30, 2028

(Seal) Signature A. L. Booth