Karen Johnson Davidson County
Batch# 1303230 DEEDQC
07/29/2025 10:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250729-0059730

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lance Evans Sheriff and Karen Ann Sheriff, Co-Trustees 5616 Granny White Pike Brentwood, TN 37027	Lance Evans Sheriff and Karen Ann Sheriff, Co-Trustees 5616 Granny White Pike Brentwood, TN 37027	097 00 0 124.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, LANCE SHERIFF (the "Grantor"), hereby quitclaim and convey to LANCE EVANS SHERIFF and KAREN ANN SHERIFF, CO-TRUSTEES OF THE SHERIFF COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of McDonalds Subdivision Plat of record in Book 9700, page 963, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed by deed of record as Instrument #20101124-0094336, Register's Office for Davidson County, Tennessee.

Being property known as 4010 Sells Drive, Hermitage, Tennessee.

[The remainder of this page is intentionally left blank. See signature page to follow.]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 16 day of July, 2025.

LANCE SHERIFF

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Lance Sheriff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 16th day of July, 2025.

BRYAN JEPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 9, 2026

Notary Public
My Commission Expires: 5/9/26

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.

Kathryn B Kerlyon
Affiant

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

BRYAN JEPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 9, 2026

Notary Public
My Commission Expires: 5/9/26

Tennessee Certification of Electronic Document

I, Lucretia Albert, 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 7-16-25 (date of document).

Lucretia Albert
Affiant Signature

07/15/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of July, 2025.

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

