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ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Sara J. Shearon	Same	85-11-42
3058 Jenry Drive		
Nashville, TN 37214		

****

This Instrument Prepared By:
PAULA OGLE BLAIR, ATTORNEY AT LAW
211 Donelson Pike, Suite 214, Nashville, Tennessee 37214
FROM INFORMATION BY OTHERS

Karen Johnson
Batch # 1323865
09/18/2025 08:25:23 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20250918-0074436

QUIT CLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Sara Jeaneice Shearon, hereinafter called the Grantor, by these presents do hereby quitclaim and convey, reserving a Life Estate, unto Nicholas Lars Sims, his successors and assigns, all right, title, and interest in and to the following described tract of land; to wit:

Land in Davidson County, Tennessee being Lot No. 81 on the Plan of Stanford Country Club estates, Section III, as of record in Book 2900, page 67, Register's Office for Said County, to which plain reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sara J. Shearon and Joe Shearon Sr., wife and husband by warranty deed from Michael J. Marszalek and Carol Marzalek on April 28, 2005 and recorded on May 5, 2005, Document Number 20050505-0050743, Registers Office for Davidson County Tennessee.

Being the same property conveyed to Sara J. Shearon by Quit Claim Deed from Joe Shearon, Sr. on March 18, 2019, and recorded on May 13, 2029, Document Number 200190513-0044404, Register's Office for Davidson County, Tennessee.

Subject to any all plats, easements, restrictions, and other matters of record. The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein. The above legal description is the same as that contained in the previous deed or record.

This is improved property, known as 3058 Jenry Drive, Nashville, TN 37214.

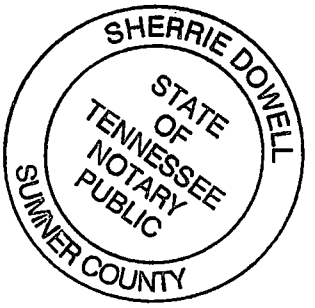
Witness my hand this 15th day of September, 2025

Sara J. Shearon
SARA J. SHEARON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherrie Dowell, a Notary Public in and for said County and State, the within named Sara J. Shearon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 2025



Sherrie Dowell
NOTARY PUBLIC

My Commission Expires: 9-23-25

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transaction is $10.00 and other good and valuable considerations.

Subscribed and sworn to me this 15th day of September 2025

Sara J. Shearon
SARA J. SHEARON

Sherrie Dowell
NOTARY PUBLIC

My Commission Expires: 9-23-25

