THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Sherrod Enterprises, LLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Send Tax Bill to:
Owner

Map-Parcel Numbers:
063-08-0-107.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 24th day of September 2025.

Notary Public

My Commission Expires:
3.20.28

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **J. SCOTT SHERROD AND ROSEMARY SHERROD, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **SHERROD ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 4 of Block B-2 on the Plat of Hadley Bend City, as of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the westerly margin of Hadley Bend Boulevard at the corner of Lot Nos. 3 and 4, being the southeast corner of the property conveyed to Johnnie Lee Winters and wife, by deed from Jim Winters and wife, of record in Book 2040, page 401, Register's Office for said County; thence with said Winters' southerly line westwardly to the easterly margin of Cumberland Avenue; thence with same southwardly 25 feet, more or less, to the northwest corner of the property conveyed to Edward Winters and wife by deed from Dan O. Wonder and wife, of record in Book 1126, page 305, said Register's Office, being the corner of Lots Nos. 4 and 5; thence with the line between said two lots eastwardly to the westerly margin of Hadley Bend Boulevard; thence with same northwardly 25 feet, more or less, to the beginning.

And

Being Lot No. 5 in Block B-2 on the Map of Hadley Bend City Subdivision of record in Book 421, page 120, Register's Office for Davidson County, Tennessee. Said Lot No. 5 fronts the easterly side of Cumberland Avenue and runs back to Hadley Bend Blvd.

Being the same property conveyed to J. Scott Sherrod and Rosemary Sherrod from Patricia A. Starks Kilcrease, by deed of record in Instrument No. 20131203-0123173, Register's Office for said county.

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 1326767 DEEDQC
09/25/2025 10:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250925-0076521

Said property is commonly referred to as 221 Hadleys Bend Blvd., Old Hickory, TN 37138.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 26th day of August, 2025.

J. Scott Sherrod

Rosemary Sherrod

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J. Scott Sherrod and Rosemary Sherrod**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of August, 2025.

My commission expires: 7/17/28 Notary Public

JOHN C. ELROD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 8/26/2025 (date of document).

Affiant Signature

9/25/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of Sept., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202509250076521