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:

Jeffrey Scott Sherrod and
Rosemary Sherrod
200 Hadleys Bend Blvd.
Old Hickory, TN 37138

Send Tax Bill to:
Owner

Map-Parcel Numbers:
064-5-022.00R

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 24 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, **JEFFREY S. 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 **JEFFREY SCOTT SHERROD AND ROSEMARY SHERROD, TRUSTEES OF THE JEFFREY SCOTT SHERROD AND ROSEMARY SHERROD LIVING TRUST DATED AUGUST 26, 2025,** 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the map of Hadley's Bend City, Block "P", filed for record in Book 421, Page 120, Register's Office for said County, to which map specific reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Jeffrey S. Sherrod and Rosemary Sherrod from Music City Handymen, LLC, by deed of record in Instrument No. 20220307-0025692, Register's Office for said county.

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

Said property is commonly referred to as 200 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.

Karen Johnson Davidson County
Batch# 1326767 DEEDQC
09/25/2025 10:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250925-0076522

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

Jeffrey S. 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 **Jeffrey S. 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: 7/17/2029 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 8/26/25. (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

