THIS INSTRUMENT WAS PREPARED BY:

LOCKERT, HAMLIN & HAMLIN PLLC
ATTORNEYS

Eric K. Lockert
Lockert, Hamlin & Hamlin PLLC
A Professional Limited Liability Company
112 Frey Street
Ashland City, Tennessee 37015
O: (615) 792-4333
O: (615) 792-4252
F: (615) 792-4867
E: Eric@LHH-Law.com
W: www.lhh-law.com

Karen Johnson Davidson County
Batch# 1335523 DEEDQC
10/17/2025 04:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251017-0083108

ADDRESS NEW OWNER(S):

JOHN R. SHERROD, III
510 SOUTH MAIN STREET
SPRINGFIELD, TENNESSEE 37172

SEND TAX BILLS TO:

SAME

DAVIDSON COUNTY: 067-00-0-070.00

QUITCLAIM DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/1.00 ($10.00) Dollars, cash in hand paid, by the hereinafter named Grantee(s) and for the mutual dissolution of a general partnership, **We, JULIE ROGERS**, an unmarried woman, and **JOHN R. SHERROD, III,** an unmarried man, as sole joint partners in **JOLIE BUNKS, a Tennessee General Partnership**, and individually; hereinafter, called the Grantor(s), does hereby **CONVEY, TRANSFER, REMISE, RELEASE, RELINQUISH, AND QUITCLAIM** unto the Grantee(s), **JOHN R. SHERROD, III,** Grantee's successors and assigns, all Grantor's right, title and interest, in and to the following described tract of real estate situated in Nashville, Tennessee in the **13th** Civil District of **Davidson County**, State of Tennessee, respectfully, described as follows, to-wit:

Being a tract of land in the 13th Civil District of Davidson County, Tennessee, being a part of the Jerone Hyde Estate, a plan of which is record in Minute Book 1, page 472, County Court Clerk's Office for Davidson County, Tennessee, more particularly described according to a survey made by John M. Sullivan, County Surveyor, as follows:

Beginning at a nail in the center of the Old Hydes Ferry Pike at a rock culvert which point is the North East corner of 9 acres tract sold by Mrs. Taylor and Mrs. Simpkins. Also the N.W. corner of the tract herein described: thence North 70 degrees E. 349.1 ft to a nail. Thence continuing with said Pike N 70 degrees 55' E. 252.9 ft. to a point in the center of another rock culvert. Thence leaving said pike, S. 20 degrees 34' E. 93 ft., to a 6" Hackberry in fence line. Thence South 26 degrees 08' E 124.9 ft. to a Hackberry in said fence. Thence South 34 degrees 30' E 34.7 ft. to a 6" Hackberry in fence. Thence South 23 degrees 46' E 85.1 ft. to a triple hackberry in fence. Thence south 7 degrees 48' E 51 ft. to a tree in fence. Thence south 18 degrees 14' E. 304.5 ft. to a point in branch. Thence south 6 degrees 51' W 41 ft. to a stake on the right bank of Sulphur Creek in all 172 ft. to the center of Sulphur Creek. Thence with a survey line, the property line is the center of said Sulphur Creek, N. 88 degrees W. 350ft. to a stake, which stake is 150 ft. from center of creek. Thence South 74 degrees W. 175 ft to a stake 140 ft northwest of the center of the creek. Thence south 37 degrees W. 358 ft. to a stake 164 ft. from the center of said creek. Thence North 87 degrees W. 187 ft. to a stake 170 ft., from the center of the creek, Thence North 8 degrees E. 800 ft. to the beginning containing 15 acres.

Excluded Tracts: Included in the legal description above, but specifically excluded from this conveyance are the following three (3) tracts of real estate.

Excluded Tract 1: Being the same property conveyed to Glen White and wife, Veatrice White, by Deed from Erline Spencer White dated July 9, 1973 and recorded in Deed Book 4726, Page 337, Register's Office for Davidson County, Tennessee, to which deed reference is made for a description of said excluded tract 1.

Excluded Tract 2: Being the same property conveyed to Williams Best and wife, Brenda W. Best, by Deed from Erline Spencer White dated July 9, 1973 and recorded in Deed Book 4726, Page 339, Register's Office for Davidson County, Tennessee, to which deed reference is made for a description of said excluded tract 2.

Excluded Tract 3: Being that same property conveyed to Walter T. White, Jr. and wife, Jo Helen White, by Deed from Erline Spencer White dated July 9, 1973 and recorded in Deed Book 4726, Page 341, Register's Office of Davidson County, Tennessee, to which deed reference is made for a description of said excluded tract 3.

Being the same property conveyed to Jolie Bunks, a Tennessee General Partnership, from Jo M. White, being one and the same person as Jo Helen Mahaney White, via Lana Lee White, Attorney-in-fact, by Warranty Deed of record with a deed reference as follows: Instrument No. 20200115-0005276 as recorded in the Register's Office for Davidson County Tennessee in Nashville, Tennessee.

This DEED is prepared from information of prior deeds furnished by the Grantor(s) and Grantee(s) without the benefit of a title report or title inspection; furthermore, no title opinion has not been rendered concerning this transaction.

This property is generally known as improved property found at: 5173 Old Hydes Ferry Pike, Nashville, Tennessee.

IN WITNESS WHEREOF, **Jolie Bunks, a Tennessee General Partnership,** has caused this instrument to be executed, this the 17 day of Oct, 2025.

Jolie Bunks, a Tennessee General Partnership

Julie Rogers

By: Julie Rogers, partner

John R. Sherrod III

By: John R. Sherrod, III, partner

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Julie Rogers and John R. Sherrod, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partners of Jolie Bunks, a Tennessee General Partnership, the within name bargainor, a partnership, and that they, as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partner.

This the 17 day of Oct, 2025.

NOTARY PUBLIC
My Commission expires: 7/25/26

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

IN WITNESS WHEREOF, **Julie Rogers and John R. Sherrod, III,** have caused this instrument to be executed, this the 17 day of Oct, 2025.

Julie Rogers

Julie Rogers

John R. Sherrod, III

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Julie Rogers and John R. Sherrod, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 17 day of Oct, 2025.

NOTARY PUBLIC
My Commission expires: 7/25/26

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

As required by *Tennessee Code Annotated Section 67-4-409 a(4) and (a)(6)(A)* the undersigned being Grantee(s), Grantee's agent, or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **ZERO DOLLARS ($0.00).**

JOHN R. SHERROD, III, GRANTEE/AFFIANT

Sworn to and subscribed before me, this 17 day of Oct 2025.

Notary Public

My Commission Expires: 7/25, 2026

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 10/17/2025 (date of document).

L. Broner McCoy
Date: 10/17/2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 17th day of Oct., 2025.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY