Karen Johnson Davidson County
Batch # 1338199 DEEDQC
10/24/2025 11 00 25 AM 4 pgs
Fees $22 00 Taxes $0 00
20251024-0084745

AFTER RECORDING RETURN TO:
Heritage Financial -Estate Plan
740C Conference Dr. Suite 12
Goodlettsville, TN 37072

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081
Tax ID No: 050 10 0 106.00

QUITCLAIM DEED

THIS DEED made and entered into on this 16thday of October, 2025, by and **between Mickie J. Sherrell**, unmarried, residing at 5416 Lickton Pike, Goodlettsville, TN 37072, hereinafter referred to as Grantor(s) and **Mickie J. Sherrell,** as Trustee of The **Mickie J. Sherrell** Revocable Living Trust, dated August 27,2025, with a mailing address of 5416 Lickton Pike, Goodlettsville, TN 37072, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 5416 Lickton Pike, Goodlettsville, TN 37072

Being the same property conveyed to the Grantor(s) in a Deed recorded on 5/11/2007 under Instrument. 20070511005694 8

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Mickie J. Sherrell

Mickie J. Sherrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Mickie J. Sherrell**, the within named Grantor, 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.
Witness my hand and seal, at office in Davidson County, this 16th day of October 2025

Dixie J Matl

Notary Public
My Commission expires: March 08, 2028

DIXIE J MATL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Mickie J. Sherrell

Affiant

Print Name: Mickie J. Sherrell

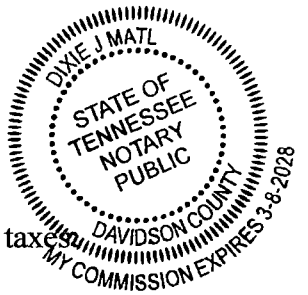
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Dixie J Matl

Notary Public

My Commission Expires: March 08, 2028



Name and address for person(s) responsible for taxes:

Mickie J. Sherrell, Trustee
~~P. O. Box~~ _____
5416 Lickton Pike
Goodlettsville, TN 37072

Name and address of property owner:

Mickie J. Sherrell, Trustee
~~P. O. Box~~ _____
5416 Lickton Pike
Goodlettsville, TN 37072

EXHIBIT A
LEGAL DESCRIPTION

Land in the 11th Councilmanic District of Davidson County, Tennessee, and being a portion of that property conveyed to Mary D. Baggett in Book 2643, page 131, Register's Office for said County, more accurately described according to a survey by Tommy E. Walker, TN License No. 1465, as follows. Beginning at a set concrete monument on the westerly margin of Lickton Pike, said monument being in the north line of William J. Wiggs (deed Book 6766, page 905, said Register's Office) and being the most southeasterly corner of the herein described tract; thence leaving said margin with said Wiggs' north line North 69 deg. 31 min. 1013.80 feet 45 sec. West, 1013.80 feet to a set iron pin, corner to Charles Harding; thence leaving said Wiggs with said Harding's south and east lines North 22 deg. 07 min. 11 sec. East, 55.00 feet to a set iron; thence south 69 deg. 31 min. 43 sec. East 725.00 feet to a set iron pin; thence South 69 deg. 28 min. 47 sec. East, 187.51 feet to set concrete monument on the westerly margin of said Lickton Pike; thence with said margin South 21 deg. 44 min. 07 sec. West, 192.69 feet to the point of beginning.
Tax ID No.: 23-60

Property Commonly Known As: 5416 Lickton Pike, Goodlettsville, TN 37072