Karen Johnson Davidson County
Batch # 1338199 DEEDQC
10/24/2025 11 00 25 AM 4 pgs
Fees $22 00 Taxes $0 00
20251024-0084746

AFTER RECORDING RETURN TO:
Heritage Financial -Estate Plan
418 Lenox Place
Goodlettsville, TN 37072
File No. Sherrell2

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 this16th day 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: 3303 Chesapeake Circle, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 03/12/1995 under Book 9643, Page 54, in the Register's Office of Davidson County, Tennessee.

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

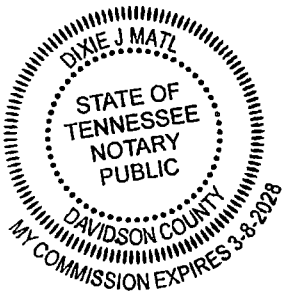
Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Mickie J. Sherrell**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in DAVIDSON COUNTY, this this16th day of October, 2025

Dixie J Matl

Notary Public

My Commission expires: MARCH 08,2028



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.

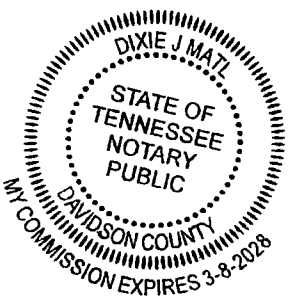
Mickie J. Sherrell
Affiant

Print Name: MICKIE SHERRELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Dixie Matl
Notary Public
My Commission Expires: MARCH 08, 2028



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

Mickie J. Sherrell, Trustee
5416 Lickton Pike
Goodlettsville, TN 37072

Name and address of property owner:

Mickie J. Sherrell, Trustee
5416 Lickton Pike
Goodlettsville, TN 37072

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 62-B on the plan of Zone Lot Division Lots 8-11, 35-37, 54-62 Section Three, Chesapeake Homes, of record in Book 5200, page 640, amended in Book 5200, page 770, Register's Office for said county.

Said Lot No. 62-B fronts 34-12 feet on the easterly margin of Chesapeake Circle and extends back 139.43 feet on the southerly line and 138.77 feet on the northerly line to a dead line in the rear, measuring 44.00 feet thereon.

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Property Address: 3303 Chesapeake Circle, Nashville, TN 37207