Karen Johnson Davidson County
Batch# 1373176 DEEDQC
01/23/2026 03:51:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260123-0006094

File No: TN-2511-049756-RF
Grantor's Loan No. 4372510210

After Recording, Send to:
Charles Sheridan and Jillene K. Sheridan
1009 Todd Preis Dr. #R-405, Nashville, TN 37221

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Charles Sheridan and Jillene K. Sheridan, 1009 Todd Preis Dr. #R-405, Nashville, TN 37221

Exempt: This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 142 05 0C 048.00

QUITCLAIM DEED

Brittany Antoinette Sheridan, unmarried, and **Charles Sheridan,** married, ("Grantor"), of 1009 Todd Preis Dr. #R-405, Nashville, TN 37221, for and in consideration of $0.00 (Zero Dollars and Zero Cents), do hereby bargain, sell, release, remise, quit claim and convey unto to **Charles Sheridan** and **Jillene K. Sheridan,** husband and wife as joint tenants with right of survivorship ("Grantee"), whose tax mailing address is 1009 Todd Preis Dr. #R-405, Nashville, TN 37221, all their right, title and interest in and to the following described real estate in the County of Davidson, State of Tennessee, to wit:

Being Unit No. R-405, together with the Carport designated No. R-405-C in River Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Four, Condominium Apartments, recorded in Book 4860, pages 17, 18, and 19, of the Register's Office for said County, Tennessee, as amended in Book 4860, pages 107, 108, and 109 and described in a Master Deed recorded in Book 4892, page 440, amended in Book 4956, page 756, of the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Parcel No 142 05 0C 048.00

Property Address is: 1009 Todd Preis Dr. #R-405, Nashville, TN 37221

Being that property conveyed from Jacob P. Mathis and Suzanne C Mathis, husband and wife to Brittany Antoinette Sheridan, a single woman, and Charles Sheridan, a married man by Warranty Deed recorded March 10, 2023 as Instrument Number 20230310-0017649 in the Official County Records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on January 15th, 2026:

Brittany Antoinette Sheridan

Brittany Antoinette Sheridan

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Brittany Antoinette Sheridan**, personally known to me, or has produced Drivers License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15th day of January 2026.

Notary Public

JIMMYRA BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/01/2028
SUMNER COUNTY

Executed by the undersigned on 1-15, 2026:

Charles Sheridan

STATE OF California
COUNTY OF Ventura

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Charles Sheridan**, personally known to me, or has produced Drivers License as identification, to be the same person(s) whose name are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15th day of January, 2026

Notary Public

JERI ARAYA
Notary Public - California
Los Angeles County
Commission # 2419921
My Comm. Expires Oct 18, 2026

Tennessee Certification of Electronic Document

I, Maribel Shmuel 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 01/15/2026 (date of document).

Affiant Signature

01/22/2026
Date

State of California

County of Orange

Sworn to and subscribed before me this 22nd day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: Oct 4. 2026

NOTARY'S SEAL

ABIGAIL SERNA
COMM. # 2419407
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 4. 2026