Karen Johnson
Batch # 1387025
03/02/2026 11:39:51 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260302-0016070

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Kirby Sheridan 6313 Saint Henry Drive Nashville, TN 37205	New Owner	129-12-0-024.00

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Kenneth Aucoin, III**, hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Kirby Sheridan,** all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 218, Section 1 on the Plan of Warner Park Valley, as of record in Plat Book 3600, Pages 12, 13 and 14, in said Register's Office, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Kirby Sheridan and Kenneth Aucoin, III, as joint tenants with right of survivorship, by Warranty Deed from Alvy M. Osborne and Teresa K. Osborne, of record in Instrument No. 20250411-0027095, Register's Office for Davidson County, Tennessee.

This is improved property known as **6313 Saint Henry Drive, Nashville, TN 37205.**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 27th day of February, 2026.

GRANTOR:

Kenneth Aucoin III

Kenneth Aucoin, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Kenneth Aucoin, III,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2026.

Tracey Perry
NOTARY PUBLIC

My Commission Expires: 11-5-29

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me, this 27th day of February, 2026.

Tracey Perry
NOTARY PUBLIC

My Commission Expires: 11-5-29

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON