EXECUTOR'S QUITCLAIM DEED	This Executor's Quitclaim Deed is being executed to implement a testamentary devise in the course of the administration of a decedent's estate and is therefore exempt from transfer tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(iv).
Karen Johnson Davidson County Batch # 1394070 DEEDQC 03/18/2026 08:29:28 AM 2 pgs Fees: $12.00 Taxes: $0.00 20260318-0021414 This instrument prepared by: Jon S. Jablonski 320 Seven Springs Way, Suite 250 Brentwood, TN 37027	The transaction being consummated pursuant to this Executor's Quitclaim Deed is exempt from tax as stated above and therefore no Oath of Value is required pursuant to T.C.A. § 67-4-409(a)(1)(E).

Address of New Owner:	Send Tax Bills To:	Map-Parcel No:
Thomas Edward Croft 11940 138th Street Live Oak, FL 32060	(Same)	13115000600

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

RECITALS

WHEREAS, Richard D. Sherlock and wife, Lillian G. Sherlock (the "Decedent"), were joint owners as tenants by the entirety of the real property described below.

WHEREAS, Richard D. Sherlock died on May 15, 2015, at which time his interest in the Property passed to the Decedent as the surviving tenant by the entirety and sole owner of the Property;

WHEREAS, the Decedent, a single person, died testate on September 14, 2025, leaving a Last Will & Testament dated September 8, 2015 (the "Will"), which has been entered into probate and properly recorded under Docket No. 25P1951 in the Probate Court for Davidson County, Tennessee at Nashville. Thomas Edward Croft is the duly qualified and acting Executor of the Estate of Lillian G. Sherlock; and

WHEREAS, upon the Decedent's death, her interest in the Property was bequeathed and devised to Thomas Edward Croft under the terms of the Will.

NOW THEREFORE, FOR AND IN CONSIDERATION OF the sum of One and No/100 Dollars ($1.00), the receipt and sufficiency of which are hereby acknowledged, and to evidence the bequest, devise and transfer of the Property under the terms of the Decedent's Will, **THOMAS EDWARD CROFT, EXECUTOR OF THE ESTATE OF LILLIAN G. SHERLOCK** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **THOMAS EDWARD CROFT**, his heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to a certain tract or parcel of land, together with all improvements thereon, located in Davidson County, State of Tennessee and described as follows;

Being Lot No. 29 on the Plan of Harpeth Acres, Section VII, as of record in Book 2331, page 154, Register's Office for said County.

Said Lot No. 29 fronts 190 feet on the northerly side of Burton Valley Road and runs back 220 feet on the easterly line and 230.5 feet on the westerly line to a dead line measuring 199.1 feet thereon.

Being the same property conveyed to Richard D. Sherlock and wife, Lillian G. Sherlock by deed from J. Wallace Riggins, Jr., and wife, Dainese L. Riggins, of record in Book 6708, page 189, Register's Office for Davidson County, Tennessee. Richard D. Sherlock died on or about May 15, 2015, leaving Lillian G. Sherlock as the surviving tenant by the Entirety. Lillian G. Sherlock died testate on September 14, 2025. Pursuant to the terms of her will of record in Docket No. 25P1951 in the Probate Court for Davidson County, Tennessee at Nashville, and of record in Instrument Number 20251211-0098592, Register's Office for Davidson County, Tennessee, said property is to be administered as part of the Probate Estate.

This is improved real property known as 1318 Burton Valley Road, Nashville, TN 37215.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the undersigned has executed this Executor's Quitclaim Deed effective as of the 9-11 day of March 2026.

THOMAS EDWARD CROFT, Executor
of the ESTATE OF LILLIAN G. SHERLOCK

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF ~~DAVIDSON~~ Suwannee)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas Edward Croft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Executor of the Estate of Lillian G. Sherlock, the within named bargainor, and that as such Executor, he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in the aforesaid county and state, this the 9th day of ~~February~~ March 2026.

NOTARY PUBLIC

My Commission Expires: 6/23/26

DARCY D. MORGAN
MY COMMISSION # HH 280189
EXPIRES: June 23, 2026