This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Pike, Nashville, TN 37214
PH: (615) 883-4998

Karen Johnson Davidson County
Batch # 1395303 DEEDQC
03/20/2026 09:05:26 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20260320-0022218

FROM: **Annette Sherrill, Executrix for the ESTATE OF SARAH E. HENLEY**

TO: **David Kennedy, Jr., Trustee**

AND

FROM: **David Kennedy, Jr., Trustee**

TO: **Annette Sherrill**

ADDRESS NEW OWNERS:
James Russell Henley
20602 Hillsdale Park Dr.
Cypress, TX 77433

Stephanie Louise Henley
83 McLaughlin Rd.
Wilton ME 04294

Vanessa Eileen Henley Willis
4829 Highway 49 West
Springfield, TN 37172

SEND TAX BILLS:
Annette Sherrill
218 Stewarts Ferry Pike
Nashville, TN 37214

MORTGAGEE:
NONE

MAP & PARCEL:
49
23

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, Annette Sherrill Executrix for the Estate of Sarah E. Henley (DOD 06/10/2003 -- see Davidson County Probate Court, No. 03P1265), have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, 3rd Civil District being a part of the Richmond Tract described as follows, to wit:

> Beginning at a point in the southerly margin of Stewart's Ferry Road, said point being 472.6 feet from the easterly margin of McCampbell Road, proceeding on an easterly line South 54°51', East 81.4 feet to a fence post and concrete monument being the common corner of Richmond & Charlton Tracts; thence in a southwesterly direction South 19°47' West 213.3 feet to a concrete monument; thence in a northwesterly direction North 58°46' West 138.8 feet to a point; thence in a northeasterly direction North 35 09' East 215.3 feet to the point of beginning.

Being the same property conveyed to Ewing R. Henley (DOD 10/02/1992), and wife, Sarah E. Henley (DOD 06/10/2003) as joint tenants with right of survivorship by Quitclaim Deed dated, March 13, 1988, of record in Deed Book 408, Page 199, Register's Office for Davidson County, Tennessee. The said Ewing Russell Henley having since died on October 2, 1992, and the said Sarah E. Henley have since died Testate in Davidson County on June 10, 2003, Probate Case No. 03P1265.

This is improved real property located and known as 218 Stewarts Ferry, Nashville, TN 37214.

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby quitclaim and convey a life estate to **Annette Sherrill.** Upon her death or voluntary removal, the said property shall be sold and the proceeds derived therefrom shall be delivered to **James Russell Henley**, provided he survives **Annette Sherrill**, and in the event **James Russell Henley** shall fail to survive **Annette Sherrill** said proceeds shall be distributed equally between **Stephanie Henley** and **Vanessa Henley,** their heirs and assigns, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands this the 12th day of March, 2026.

Annette Sherrill
ANNETTE SHERRILL, Executrix
The Estate of Sarah E. Henley

DAVID KENNEDY, JR, Trustee

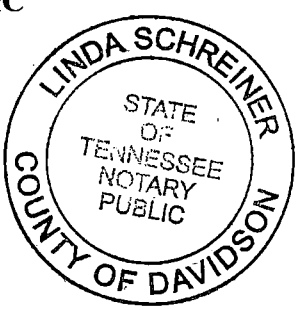
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Annette Sherrill, Executrix** for the **Estate of SARAH E. HENLEY**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 12th day of March, 2026.

Linda Schreiner
NOTARY PUBLIC

My Commission Expires: 01/22/2029



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 16th day of March, 2026.

NOTARY PUBLIC

My Commission Expires: 01/22/2029

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is **NONE**.

AFFIANT

Subscribed and sworn to before me this 16th day of March, 2026.

NOTARY PUBLIC

My Commission Expires: 01/22/2029

LINDA SCHREINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON