This Instrument Prepared By:
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After recording, return to preparer

Karen Johnson
Batch # 1398490
03/27/2026 10:12:11 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARRSP
3 pgs
20260327-0024383

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
Jacalyn Sheridan, Trustee, of the Jacalyn Sheridan Living Trust UTD 3/6/2026, and any amendments thereto. 2308 Oxford Road, Nashville, TN 37215	New Owner	Map 117-2 Parcel 133

[Note: This transfer is exempt from transfer tax pursuant to T.C.A. § 67-4-409 (a)(1)(C)(vi). Accordingly, pursuant to T.C.A. § 67-4-409 (a)(1)(E), no oath of value shall be required.]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.

Jacalyn Sheridan
Affiant, JACALYN SHERIDAN

Sworn to and subscribed before me
this 6th day of March, 2026.

Laura Barfield Baxter
Notary Public
My Commission Expires: 6-14-26

LAURA BARFIELD BAXTER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-14-2026

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JACALYN SHERIDAN,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto, **JACALYN SHERIDAN, Trustee, of the JACALYN SHERIDAN LIVING TRUST UTD March 6, 2026, and any amendments thereto,** hereinafter called the GRANTEE, its successors and assigns, the following tract or parcel of land situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 11, Block 8, on the Plan of a Development of the Stokes Tract, of record in Book 974, Page 24, Register's Office for said County, to which said plan reference is hereby made for a complete legal description.

Being the same property conveyed to Peter J. McCann and wife, Jacalyn Sheridan by Warranty Deed from Elizabeth A. Szalay, dated March 12, 1987, of record in Book/Page: 7167/613-615, in the Registers Office for Davidson County, TN. Peter J. McCann departed this life on January 26, 2023, and his interest in this Tenancy by the Entirety property transferred by operation of law to his wife, Jacalyn Sheridan, upon his death.

SUBJECT to any and all existing easements, rights, restrictions, covenants and other matters of record.

This is improved property located at 2308 Oxford Road, Nashville, TN 37215

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

WITNESS my hand this 6th day of March, 2026.

GRANTOR:

Jacalyn Sheridan

JACALYN SHERIDAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **JACALYN SHERIDAN**, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 6th day of March, 2026.



Laura Barfield Baxter

Notary Public

My Commission Expires:

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR WARRANTY AS TO THE ACCURACY OF THE DESCRIPTION OR TO THE STATUS OF TITLE TO THE ABOVE REFERNCED PROPERTY. THIS DOCUMENT HAS BEEN PREPARED FROM INFORMATION PROVIDED TO THE PREPARER WITHOUT FIRST CONDUCTING A TITLE EXAMINATION.