Karen Johnson
Batch # 1459530
08/14/2026 08:47:01 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260814-0075826

Map-Parcel Numbers
MAP 104-16-0; PARCEL 27
24W 02215

# QUITCLAIM DEED

FROM: JAMES EDWARD SHERRADEN

TO: ELIZABETH DAVIS CAVE

THIS INSTRUMENT PREPARED BY:

CHEATHAM & PALERMO
43 Music Square West
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS:

Elizabeth Davis Cave
2120 19th Avenue South
Nashville, TN 37212

SEND TAX BILLS TO:

Same

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered by Fourth Circuit Court for Davidson County, Tennessee.

ELIZABETH DAVIS CAVE

ROWAN GASS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of August, 2026.

NOTARY PUBLIC

My Comm. Expires: 1/22/2029

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FOR AND IN CONSIDERATION of the sum of -0- Dollars, in accordance with the terms and conditions of the Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket Number 24D-398, JAMES EDWARD SHERRADEN has bargained and sold and by these presents does transfer and quitclaim to ELIZABETH DAVIS CAVE, her

heirs, successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being the southerly 63 feet of Lot No. 41 on the Map of George W. Blair's Subdivision, as of record in Book 332, page 56, Register's Office for said County, according to a survey made by Hal R. Swann, Jr., dated September 26, 1978.

SAID part of Lot No. 41 fronts 63.0 feet on the easterly margin of 19th Avenue, South and runs back on the northerly line 163.7 feet, more or less, and 164.3 feet on the southerly line to a line in the rear, on which it measures 63.0 feet thereon.

Being the same property conveyed to James Edward Sherraden, unmarried, by deed from Valley Forge Physicians, S.C. Pension Trust for P.H. Baer, of record in Book 9371, Page 364, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 2120 19th Avenue South, Nashville, TN 37212.

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

JAMES EDWARD SHERRADEN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, the within named JAMES EDWARD SHERRADEN, bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes contained therein.

Witness my hand this 6th day of August, 2026.

SARAH HERON VENTURA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

NOTARY PUBLIC

My Comm. Expires: 01-04-2027

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN.
THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.