Karen Johnson Davidson County
Batch # 1481116 DEEDQC
10/07/2026 10:19:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261007-0092137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2030

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE SHERRILL FAMILY REVOCABLE LIVING TRUST	**SAME**	**089 00 0 042.00**
(NAME) **7587 River Road Pike**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, we, **John Scott Sherrill and wife, Raena Sherrill,** hereinafter called the Grantors, by these presents do hereby transfer and convey unto **John Scott Sherrill and Raena McCoy Sherrill, Trustees of THE SHERRILL FAMILY REVOCABLE LIVING TRUST, dtd 09/29/2026,** established by **The Trust Agreement of THE SHERRILL FAMILY REVOCABLE LIVING TRUST, dtd 09/29/2026**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

BEING Tract 3 as described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 1983, and known as Job No. 83027 as follows:

BEGINNING at an iron pin set on the easterly margin of River Road, said point of beginning being in the northerly line of this tract and also being 749.99 feet southerly from the southwest corner of the Dwight L. Watkins land of record in Deed Book 5776, page 491, R.O.D.C., TN.; thence leaving the margin of the said road and severing the Sircy land N 69 degrees 22 minutes 26 seconds 111.31 feet to an iron pin; thence N 48 degrees 20 minutes 40 seconds E 78.56 feet to an iron pin; thence S 88 degrees 11minutes 39 seconds E 849.28 feet to an iron pin; thence S 79 degrees 47 minutes 19 seconds E 1,927.16 feet to an iron pin set in the line of the U.S. Government land on the bank of the Cumberland River; thence with the government line and river S 04 degrees 56 minutes 44 seconds E 610.00 feet to an iron pin; thence leaving the said river and with the E. W. Upchurch land of record in Deed Book 2276, page 395, R.O.D.C., TN as follows: 52 degrees 34 minutes 20 seconds W 31.50 feetto an iron pin; thence S 43 degrees 30 minutes 25 seconds W 84.87 feet to an iron pin; thence S 03 degrees 18 minutes 38 seconds E 94.26 feet to an iron pin; thence S 38 degrees 49 minutes 37 seconds W 352.30 feet to an iron pin; thence S 64 degrees 37 minutes 58 seconds W 41.78 feetto an iron pin; thence N 84

degrees 58 minutes 08 seconds W 572.16 feet to an iron pin; thence N 84 degrees 26 minutes 48 seconds W 311.90 feet to an iron pin; thence leaving the line of Upchurch and with the line of the Ernest W. Hassell, Jr. land of record in Deed Book 3185, page 84, R.O.D.C., TN, as follows: N 19 degrees 16 minutes 35 seconds W 228.45 feet to an iron pin; thence N 46 degrees 04 minutes 32 seconds W 222.52 feet to an iron pin; thence N 43 degrees 43 minutes 50 seconds W 567.58 feet to an iron pin; thence leaving Hassell's line and severing the Sircy land N 05 degrees 14 minutes 00 seconds W 200.00 feet to an iron pin; thence 85 degrees 12 minutes 22 seconds W 1135.86 feet to an iron pin set on the easterly margin of the said River Road; thence with the said margin N 08 degrees 25 minutes 04 seconds E 200.17 feet to an iron pin; thence S 81 degrees 34 minutes 56 seconds E 5.00 feet to the point of beginning, containing 50.08 acres, more or less.

Together with all right, title and interest to the land lying east of the hereinabove described tract to the low water mark of the Cumberland River. This portion of the property is subject to a flowage easement to the United States of America of record in Book 2155, Page 311, R.O.D.C., TN.

Together with an easement for the use of the joint 25 foot ingress and egress easement across a portion of Tracts 4 and 5 as shown on the survey of J. Bruce Rainey, Surveyor, dated March 31, 1983.

BEING the same property conveyed to Sam Wolfe and Russell Wolfe, III and wife, Pamela Jean Wolfe by deed from H. C. Duke, an unmarried person, and A. W. Duke, of record in Book 7531, Page 466, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John Scott Sherrill and wife, Raena Sherrill, from Sam Wolfe, unmarried, and Russell Wolfe, III, and wife, Pamela Jean Wolfe, by Warranty Deed dated July 28th, 1994, of record in Book 9424, Page 115, Register's Office for Davidson County, Tennessee.

The said Raena Sherrill and Raena McCoy Sherrill are one in the same person for purposes of this transaction.

The above description is the same as in the previous deed of record.

This conveyance is subject to the following:

Title to that portion of property lying between the high and low water mark of the Cumberland River.

Rights of upper and lower riparian owners in and to the waters of Indian Creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.

Grant of transmission line easement to the United States of America of record in Book 1914, Page 1, R.O.D.C., Tennessee (across the southeasterly portion of said Tract).

Subject to an easement for the use of a 25 foot ingress and egress easement across a portion of the subject property serving Tracts 1 and 2 as shown on the survey of J. Bruce Rainey, Surveyor, dated March 31, 1983.

The Survey of J. Bruce Rainey, Surveyor, dated March 31, 1983, shows the following as a note to said survey: "A portion of Tracts 1-5 lie in the 100 year flood plane."

Subject to the rights of L. H. Watkins in and to a private passway or right of way for convenience in times of high water as conveyed by instrument dated May 20, 1916, of record in Book 487, Page 208, R.O.D.C., Tennessee.

Unimproved ( )
This is improved (X) property, known as: **7587 River Road Pike, Nashville, TN 37209.**

Witness our hands, this the 29th day of September, 2026.

John Scott Sherrill

Raena Sherrill

Raena Sherrill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Scott Sherrill** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that he executed the within instrument for the purposes therein contained, by signing his name in such capacity.

Witness my hand and official seal, this 29th day of September, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Raena Sherrill** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the within named individual and that she executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 29th day of September, **2026.**

My Commission Expires: 1/22/2030

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Notary Public