Name and Address of New Owner:
Joshua Richter and Katharine A. Maiorano
307 Garrett Drive
Nashville, TN 37211

Send Tax Bills To:
Churchill Mortgage Corporation
1749 Mallory Lane, Suite 100
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 738991 DEEDWARR
10/19/2021 10:04:43 AM 2 pgs
Fees: $13.00 Taxes: $1,609.13
20211019-0140117

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 147-05-0-072.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Paul D. Sheriff, Trustee of Paul D. Sheriff Revocable Living Trust dated November 9, 2017**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joshua Richter, single man and Katharine A. Maiorano, single woman, as tenants in common with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Section 1, Revised, Caldwell Hall, of record in Book 2900, pages 57, 58, and 59, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul D. Sheriff, Trustee of the Paul D. Sheriff Revocable Living Trust, dated November 9, 2017, from Paul D. Sheriff, Trustee of the Paul D. Sheriff Revocable Living Trust, dated September 18, 2008, by Quitclaim Deed dated November 9, 2017 and recorded November 13, 2017 in Instrument #20171113-0116507, said Register's Office.

Being the same property conveyed to Paul D. Sheriff, Trustee of the Paul D. Sheriff Revocable Living Trust, dated September 18, 2008, from John LeVan, married, by Warranty Deed dated July 14, 2017 and recorded July 17, 2017 in Instrument #20170717-0071636, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of October, 2021.

Paul D. Sheriff Revocable Living Trust
dated November 9, 2017

By: _____ Trustee (SEAL)
Paul D. Sheriff, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of October, 2021, before me personally appeared Paul D. Sheriff, Trustee of Paul D. Sheriff Revocable Living Trust dated November 9, 2017, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of October, 2021.

_____
Notary Signature
My commission expires: 9/21/24

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $434,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of October, 2021.

_____
Notary Signature
My commission expires: 2/20/2023

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY