WARRANTY DEED

Karen Johnson Davidson County
Batch# 833589 DEEDWARR
04/01/2022 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220401-0038224

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/15/25

(AFFIX SEAL)

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marilyn Hunt	New Owners	202009140104541
(NAME)	(NAME)	
7834 Heaton Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Wesley Alexander Sherrill and Claire Kathleen Sherrill, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Marilyn Hunt, single woman,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 137 on the plan of PHASE "B", LENOX VILLAGE, of record in Plat at Instrument No. 20031024-0157237, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amber Nichole Bradley by Warranty Deed dated 04/30/2015 from Jeffrey Thomas Stansberry of record in Instrument 201505050040563, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wesley Alexander Sherrill and Claire Kathleen Sherrill, husband and wife by Warranty Deed dated 09/11/2020 from Amber Nichole Winston, a married woman of record in Instrument 202009140104541, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters as set forth per plat of record in Instrument 200310240157237, Master Deed Restrictions of record in Instrument 200203150032825, as amended of record in Instrument 200212260158459, as amended of record in Instrument 200603210032382, Declaration of Charter, Easements, Covenants and Restrictions of record in Instrument 200203150032826, as amended of record in Instrument 200212260158458, as amended of record in Instrument 200603210032383, Stormwater Detention Agreement of record in Book 7361, Page 230, Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200111290130322, Stormwater Detention Agreement of record in Instrument 200204080042676, Stormwater Detention Agreement of record in Instrument 200508220099609, Grant of Easement of record in Instrument 201309160097049, Charter of Lenox Village Neighborhood Association of record in Instrument 200204120045831, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7834 Heaton Way, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 18th day of March, 2022.

Wesley Alexander Sherrill

Wesley Alexander Sherrill

State of Tennessee
County of Williamson

Personally appeared before me, the **undersigned, a Notary Public in and for said County** and State, the within named Wesley Alexander Sherrill, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of March, 2022.

Robyn Dubray

Notary Public:
My Commission Expires: 1-19-2025

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

Claire Kathleen Sherrill by Wesley Alexander Sherrill

Claire Kathleen Sherrill by Wesley Alexander Sherrill,
Attorney-in-Fact attorney-in-fact

State of Tennessee
County of Williamson

On this 18th day of March, 2022, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Wesley Alexander Sherrill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Claire Kathleen Sherrill, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in ~~Book ____, Page ____, Register's~~ Office of Davidson County, Tennessee.
instrument # 20220325-0034874, Register's
Witness my hand and Official seal this 18th day of March, 2022.

Robyn Dubray

Notary Public:
My Commission Expires: 1-19-2025

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad Street, Suite 100, Murfreesboro, TN 37129

File No.: 1598286
Warranty Deed TN

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3-18-22.

Affiant Signature

3-24-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3-24-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON