Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220641642

Karen Johnson Davidson County
Batch# 893062 DEEDWARR
07/25/2022 10:03:29 AM 2 pgs
Fees: $13.00 Taxes: $1,589.15

20220725-0084523

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $429,500.00.

M. Alexandra
Affiant

Subscribed and sworn to before me, this 22nd day of July, 2022.

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Sherman and Alexandra Sherman 5005 Ashley Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 161-02-0-183.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hannah Maroney, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Sherman and Alexandra Sherman, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Coutras Property of record in Plat Book 6050, Page 71, in the Register's Office for Davidson County, Tennessee, and Parcel "A" on the plan of McMurray Place, Section Three, of record in Book 6050, Page 105, said Register's Office, and being described according to a survey by Hal R. Swann, Jr., dated December 12, 1984, updated January 15, 1985, as follows:

Being the same property conveyed to Hannah Maroney, an unmarried woman by Warranty deed from Taylor Kidwell and Anna Kidwell, Husband and Wife of record in Instrument No. 20211122-0154609 Register's Office for Davidson County, Tennessee, dated November 18, 2021 and recorded on November 22, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6050, Page 71 & Book 6050, Page 105, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6305, Page 901, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 5005 Ashley Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2022.

Hannah Maroney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hannah Maroney, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2022.

Notary Public
My Commission Expires:

