WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Cynthia J. Atkin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: February 20, 2023
(AFFIX SEAL)

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
Wesley Alexander Sherrill	FirstBank	072-12-0-133.00
(NAME)	(NAME)	
2208 Ravenwood Drive	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 909674 DEEDWARR
08/30/2022 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20220830-0097721

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 **Jeffrey P. Thomas and wife, Mary Lynn Dear**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Wesley Alexander Sherrill and Claire Kathleen Sherrill, husband and wife,** 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:

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. 165 on the map of Dalewood, Section III as of record in Book 1835 page 20 Register's Office for said County. Said Lot NO. 165 fronts 80.37 feet on the westerly side of Ravenwood Drive and runs back between lines, 168.2 feet on the north line and 170 feet on the South line to a dead line in the rear on which it measures 94 feet
Being the same property conveyed to Jon T. Hubble, unmarried, and Billy K. Alexander, unmarried by Warranty Deed from Jeffrey P. Thomas, a single man, dated 11/01/2012, of record in Instrument 201211060102259, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey P. Thomas by Quit Claim Deed from Jeffrey P. Thomas and wife, Mary Lynn Dear dated 12/22/2017, of record in Instrument 201712280132105, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 1835, Page 20, in the 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 ☒ 2208 Ravenwood Drive, Nashville, TN 37216

(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 29th day of August, 2022.

Mary Lynn Dear

Jeffrey P. Thomas

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Lynn Dear and Jeffrey P. Thomas, 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 29th day of August, 2022.

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 8/29/2022

Affiant Signature

8/30/2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 30th day of August, 2022.

(SEAL)

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires: February 24, 2026