Karen Johnson Davidson County
Batch# 928614 DEEDWARR
10/12/2022 10:38:51 AM 3 pgs
Fees: $18.00 Taxes: $2,022.24
20221012-0111788

Box 14
36294-4
Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37364-09-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $546,550.00. Affiant Subscribed and sworn to before me this 11th day of October, 2022. Notary Public My Commission Expires: 8/6/2023

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
George S. Caye Maria Everhart-Caye 1131 Clifton Lane Nashville, TN 37204	"NEW OWNER"	Map and Parcel No.: 118 09 0 245.00

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, **Tracy Allison Sherman, Trustee of the Tracy Allison Sherman Revocable Trust dated June 21, 2001, as amended, and Steven A. Friedman, a married man (collectively, "Grantors")**, have this day bargained and sold, and do hereby transfer and convey to **George S. Caye and wife Maria Everhart-Caye (collectively, "Grantees")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1131 Clifton Lane, Nashville, Davidson County, Tennessee 37204.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Tracy Allison Sherman, individually, as spouse of Steven A. Friedman, joins in the execution of this instrument for the purpose of conveying all of her interest, marital or otherwise, in the subject property to Grantees.

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, Grantors have executed this instrument made effective as of the 11th day of October, 2022.

GRANTORS:

Tracy Allison Sherman, Trustee of the
Tracy Allison Sherman Revocable Trust
dated June 21, 2001, as amended

Steven A. Friedman

Tracy Allison Sherman, individually

STATE OF OREGON

COUNTY OF CLATSOP

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Tracy Allison Sherman, Trustee of the Tracy Allison Sherman Revocable Trust dated June 21, 2001, as amended**, and **Tracy Allison Sherman, individually**, and **Steven A. Friedman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2022.

Notary Public
My Commission Expires: 11/15/2024

OFFICIAL STAMP
SYDNEY ANGELA VAN DUSEN
NOTARY PUBLIC-OREGON
COMMISSION NO. 1006139
MY COMMISSION EXPIRES NOVEMBER 15, 2024

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3A on the Plan of Zone Lot Division of: Lots 2, 3, 4, 5, 7, Granclift Subdivision, of record in Plat Book 6250, Page 305, amending Book 6200, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tracy Allison Sherman, Trustee of the Tracy Allison Sherman Revocable Trust dated June 21, 2001, as amended and Steven A. Friedman, by Warranty Deed from Chad Church, A Single Person, of record in Instrument No. 20141231-0119242, in the Register's Office of Davidson County, Tennessee, dated December 30, 2014 and recorded on December 31, 2014.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2023 and subsequent years, a lien, not yet due and payable, which are assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan of Zone Lot Division of: Lots 2, 3, 4, 5, 7, Granclift Subdivision, as recorded in Plat Book 6250, Page 305, amending Book 6200, Page 83.