THIS INSTRUMENT PREPARED BY:
Jonathan R. Burns
Spencer Fane LLP
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 989625 DEEDWARR
04/06/2023 03:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230406-0025399

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
The Sherwood Family Trust 6034 Sherwood Court Nashville, TN 37215	Same	158-04-0-025.00

KNOW ALL MEN BY THESE PRESENTS that PHILIP E. FEEMSTER and SHARAN K. FEEMSTER, husband and wife, hereinafter "Grantors", hereby transfer and convey unto the Trustees of THE SHERWOOD FAMILY TRUST u/t/a dated March 22, 2023, created pursuant to Tennessee Code Annotated Section 35-15-510 and such Section shall apply to the property being transferred hereunder, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Sherwood Forest of record in Book 4175, page 114, in the Register's Office for Davidson County, reference to which Plan reference is hereby made for a more complete description of the property.
>
> Together with an easement for, ingress and egress over a private road lying directly east and adjacent to said Lot No 8, as more completely described in the deed of record in Book 4599, page 397, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Philip E. Feemster and Sharan K. Feemster, husband and wife, by Warranty Deed dated February 1, 2019, of record in Instrument No. 20190208-0012202, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 6034 Sherwood Court, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. 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 for the lien for real property taxes for the current year

and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 29th day of March, 2023.

GRANTORS:

Philip E. Feemster

Sharan K. Feemster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Philip E. Feemster and Sharan K. Feemster, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of March, 2023.

Notary Public

My Commission Expires: Aug. 19, 2026

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

CERTIFICATE OF AUTHENTICITY

I, Andrea Perry, 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 March 29, 2023 (date of document).

Andrea P Perry
Affiant Signature

4/6/23
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6 day of April 2023

Michelle Gooden
Notary's Signature

My Commission Expires: 9/7/26.

MICHELLE GOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026