Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204
G #37222-5

Karen Johnson Davidson County
Batch # 1129469 DEEDWARR
05/01/2024 10:04:09 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00

20240501-0031695

Box #14

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-7-2026
(AFFIX SEAL)

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH24-07506

Address of New Owner:	Send Tax Bills to:	Tax Information:
Stephen Page 557 Summit Oaks Court Nashville, TN 37221	Stephen Page 557 Summit Oaks Court Nashville, TN 37221	128 16 0B 063.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jack J. Sherman, Jr. and wife Ronda M. Biffert-Sherman, as tenants by the entirety**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stephen Page, an unmarried man**, hereinafter called the Grantees, their successors and 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. 63, SUMMIT OAKS, PHASE FOUR, FIRST REVISION, as shown on Plat of record in Instrument No. 20060516-0057170, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Jack J. Sherman, Jr. and wife, Ronda M. Biffert-Sherman, as tenants by the entirety, by Quitclaim Deed from C. Harold Reeves, Trustee and also further conveyed from Jack J. Sherman, Jr., to C. Harold Reeves, Trustee, of record in Instrument No. 20130304-0021203, in the Register's Office of Davidson County, Tennessee, dated March 02, 2013, and recorded on March 04, 2013.

Being the same property conveyed to Jack J. Sherman Jr., by Warranty Deed from William A. Logan, unmarried, of record in Instrument No. 20120223-0015829, in the Register's Office of Davidson County, Tennessee, dated February 17, 2012, and recorded on February 23, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 557 Summit Oaks Court, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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.

WITNESS my hand this 30th day of April, 2024

Jack J. Sherman, Jr.

Ronda M. Biffert-Sherman by Jack J Sherman. Jr., attorney-in-fact

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 Jack J. Sherman, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Ronda M. Biffert-Sherman and that he/she is authorized by Ronda M. Biffert-Sherman to execute this instrument on his/her behalf.

Witness my hand and seal at Brentwood, Tennessee, this 30th day of April, 2024.

Notary Public

My Commission Expires: 8.14.25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY