THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P24-16501-BW	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 267,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2024. Notary Public MY COMMISSION EXPIRES: 9/2/24 (AFFIX SEAL)

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

SAMUEL F. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 1153698 DEEDWARR
07/02/2024 10:34:51 AM 2 pgs
Fees: $13.00 Taxes: $989.75

20240702-0049824

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Singh	New Owner	
107 McMurrayCir		147-16-0A-007.00-CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sherrie M. Dickson, Trustee of the Sherrie M. Dickson Revocable Living Trust Agreement dated November 6, 2017**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Singh, an unmarried man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. 7, on the Plan of McMurray Court of record in Plat Book 6250, page 230, as amended in Book 6606, page 144, Register's office of Davidson County, Tennessee. to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sherrie Saller, a single person by Warranty Deed from Lucy M. Moon, (a.k.a. Lucy Marie Moon) of record in Instrument No. 20131002-0103269 Register's Office for Davidson County, Tennessee, dated September 27, 2013 and recorded on October 02, 2013.

The said person Elaine Marie Moon is deceased.

Being the same property conveyed to Sherrie M. Dickson, trustee of the Sherrie M. Dickson Revocable Living Trust Agreement dated November 6, 2017 by Quitclaim Deed from Sherrie Saller, is now known as Sherrie M. Dickson of record in Instrument No. 20171120-0119176 Register's Office for Davidson County, Tennessee, dated November 06, 2017 and recorded on November 20, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **107 McMurrayCir, Nashville, TN 37211**

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this the 28 day of June, 2024.

Sherrie M. Dickson Revocable Living Trust Agreement dated November 6, 2017

BY: Sherrie M. Dickson

Sherrie M. Dickson, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sherrie M. Dickson** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Sherrie M. Dickson Revocable Living Trust Agreement dated November 6, 2017** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Sherrie M. Dickson** as such **Trustee**.

Witness my hand and official seal this the 28 day of June, 2024.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY