WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00

Madelyn Sherman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.20.28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathryn E. Huffman and Evan M. Kantor	Guaranteed Rate, Inc.	172-10-0A-015.00
(NAME)	(NAME)	
5624 Cedar Rock Drive	3940 N. Ravenswood Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 Kelly Sherman formerly known as Kelly N. Flagg, and Justin T. Sherman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kathryn E. Huffman, an unmarried woman, and Evan M. Kantor, an unmarried man, as tenants in common with right of survivorship, 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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Final Plat of Brentwood Cove, Revision 3, of record in Instrument Number 20010201-0009801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Kelly N. Flagg and Justin T. Sherman, as tenants in common with right of survivorship by Warranty Deed from Heidi Ann Beverley Smith and Paul Christopher Smith, wife and husband, dated 07/30/2013, of record in Instrument No. 20130801-0080332, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 5624 Cedar Rock Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch # 1198545 DEEDWARR
10/30/2024 09:18:45 AM 2 pgs
Fees: $13.00 Taxes: $3,200.50

20241030-0083338

File No.: 2438981
Warranty Deed TN

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 28th day of October, 2024.

Kelly Sherman f/k/a Kelly N. Flagg

Justin T. Sherman

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly Sherman f/k/a Kelly N. Flagg and Justin T. Sherman, 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 25th day of October, 2024.

STEVEN G. WATERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

Notary Public:
My Commission Expires:

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075