This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-4356-AJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $598,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of November, 2024.

Notary Public
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1202154 DEEDWARR
11/06/2024 07:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,212.60
20241106-0086049

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ciara Cyr 1327 Meridian St, B Nashville, TN 37207	New Owner	071 15 0 538.00

WARRANTY DEED 24NT0108 3

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kristen Sherlin, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ciara Cyr and Michael Schlitz as tenants in common with rights of survivorship**, hereinafter called the Grantee(s), his/her/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 Lot No. 397, THE HIGHLAND LAND CO'S SUBDIVISION, as shown on plat of record in Plat Book 421, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kristen Conoree Sherlin, single woman, by Warranty Deed from Katherine M. Thompson, an unmarried woman, of record in Instrument No. 20200221-0019756, in the Register's Office of Davidson County, Tennessee, dated February 21, 2020, and recorded on February 21, 2020.

This is improved property located at: **1327 Meridian Street, B, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

202411060086049
Document Id: e77791cc-b222-46ea-b541-02da39035c03

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 2024.

GRANTOR:

Kristen Sherlin
Signed with Stavvy
Kristen Sherlin

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, an electronic notary, of the State and County aforesaid, appeared via audio and video communication Kristen Sherlin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the within named grantor, and that he/she electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **31st** day of October, 2024.

Michael Ferrence
Signed with Stavvy
Notary Public
My Commission expires: 5/ 9/2026

MICHAEL FERRENCE
State Of Tennessee Notary Public
County of Davidson
My Commission Expires May 9, 2026

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 10-31-2024 (date of document).

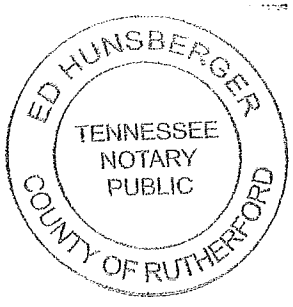
Affiant Signature

11-4-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th of November, 2024.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26