Karen Johnson Davidson County
Batch# 1265088 DEEDWARR
04/25/2025 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,539.20
20250425-0032065

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $416,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15 DAY OF APRIL, 2025.

NOTARY PUBLIC
My Commission expires: 5/24/25

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 25040002

Address of New Owner
Parker Sherrill and Jackson Sherrill
4703 Brighton Village Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Tax Information:
161-09-0A-007.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Danielle Elizabeth Moore and Griffin Alexander Moore, Wife and Husband,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Parker Sherrill and Jackson Sherrill,** hereinafter called the **Grantees**, their heirs and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to be held as tenants in common with right of survivorship, with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee:

Land in Davidson County, Tennessee, being Townhome Unit No. 4703, a/k/a as Lot 18, as set forth in the Master Deed establishing Brighton Village, a Condominium form of ownership and use in the manner provided under the provisions of Tennessee Coded Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582, as amended by Instrument No. 20080808-0081965, and corrected by Instrument No. 20110520-0038914, Register's Office for Davidson County, Tennessee; Said Townhome Unit also being shown as part of Exhibit "E" to said Master Deed.

Being the same property conveyed to Danielle Elizabeth Moore and Griffin Alexander Moore, Wife and Husband, by Warranty Deed from Stephen T. Tsang and Jessica K. Tsang, Husband and Wife, dated 09/27/2019 and recorded on 10/07/2019 in Instrument No. 20191007-0102222, Register's Office for Davidson County, Tennessee.

This is property generally located:
4703 Brighton Village Drive, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Master Deed establishing Brighton Village of record in Instrument No. 20080117-0005582, and amended by Instrument No. 2008080-0081965,

and corrected by Instrument No. 20110520-0038914, Register's Office for Davidson County, Tennessee.

3. Agreements regarding sewage soil absorption system of record in Book 7230, Page 136, and Book 7230, Page 137, Register's Office for Davidson County, Tennessee.
4. Driveway easement as disclosed by instruments of record in Book 7233, Page 438, and Book 7416, Page 47, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewers and/or storm drainage of record in Book 7520, Page 908, Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreement of record as Instrument No. 20061027-0133549, and Instrument No. 20071121-0136366, Register's Office for Davidson County, Tennessee.
7. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record as Instrument No. 20061027-0133575, and Instrument No. 20071121-0136402, Register's Office for Davidson County, Tennessee.

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Danielle Elizabeth Moore and Griffin Alexander Moore** have caused this instrument to be executed, this the 24 day of April, 2025.

Danielle Moore
Danielle Elizabeth Moore

Griffin Alexander Moore

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Danielle Elizabeth Moore and Griffin Alexander Moore,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 24 day of April, 2025.

My Commission expires: 7/25/26

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC LEWIS BROWN COY CHEATHAM COUNTY

Certificate of Authenticity

I, Ryan Rafoth, 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 April 25, 2025.

Date

Affiant Signature

4 - 25 - 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of April, 2025.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY