# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1266052 DEEDWARR
04/30/2025 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250430-0033439

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES: 11-21-26

This area for recording stamp

(AFFIX SEAL)

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MST 2025-0500(Seller)

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gregory A Sell and Sheri L Sell | Same | 086-07-0-168.00 |
| (NAME) | (NAME) | |
| 1404 Market Square | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage TN 37076 | | |
| (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, **Andrew Wehrhan and Karmen Wehrhan, Trustees of Wehrhan Revocable Trust dated January 24, 2023,** HEREINAFTER CALLED THE GRANTORS, HA VE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory A. Sell and Sheri L. Sell, husband and wife,** 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 Lot No. 236 on the Plan of Planned Unit Development, Phase V-B, Revised, Jackson's Retreat, as of record in Book 6250, page 905, Register's Office for said County.**

**Said Lot No. 236 fronts 72.15 feet on the Northerly side of Market Square and runs back 145.73 feet on the Easterly lot line and 153.64 feet on the Westerly lot line, to a line in the rear which measures 54.85 feet thereon.**

**Being the same property conveyed to Andrew Wehrhan and Karmen Wehrhan, Trustees of Wehrhan Revocable Trust dated January 24, 2023 by Warranty Deed from Elizabeth F. Liston, unmarried of record in Instrument No. 20230721-0056518 Register's Office for Davidson County, Tennessee, dated July 20, 2023 and recorded on July 21, 2023.**

**Subject to:** This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

This property, known as 1404 Market Sq, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 24th DAY OF April, 2025.

**Andrew Wehrhan and Karmen Wehrhan, Trustees of Wehrhan Revocable Trust dated January 24, 2023**

**By:** _____

**Andrew Wehrhan, Trustee**

**By:** _____

**Karmen Wehrhan, Trustee**

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Andrew Wehrhan and Karmen Wehrhan, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Trustees of Wehrhan Revocable Trust dated January 24, 2023, the within named bargainor, as Trust, and Andrew Wehrhan and Karmen Wehrhan, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust themselves as Trustees of said Trust.

Witness my hand and official seal at office, on this the 24th day of April, 2025.

_____
Notary Public

My Commission Expires: 8-12-2028

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 29, 2025.

J. Carlton Drumwright

April 29, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 29, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY