Karen Johnson Davidson County Batch# 1278637 DEEDWARR 05/29/2025 09:50:30 AM 4 pgs Fees: $23.00 Taxes: $2,312.50 20250529-0042061	State of Tennessee) County of Williamson) The actual consideration or value, whichever is greater, for this transfer is $625,000.00. Affiant Subscribed and sworn to before me, this the 28 day of MAY, 2025. Notary Public My commission expires: 1/14/26 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY/ RETURN TO:

LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOYCE L. MINTON, TRUSTEE OF THE JOYCE L. MINTON REVOCABLE LIVING TRUST	**NEW OWNERS**	180-04-0B-129.00 CO
3525 Fair Meadows Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALVIN O. SHERICK II AND BRENDA R. SHERICK, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

JOYCE L. MINTON, TRUSTEE OF THE JOYCE L. MINTON REVOCABLE LIVING TRUST, AGREEMENT DATED DECEMBER 15, 2017,

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE,

Land in Davidson County, Tennessee, being Lot(s) 88, as shown on the map entitled Final Plat of Brookview Forest Phase IV, of record in Instrument No. 20061107-0138639, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ALVIN O. SHERICK II AND BRENDA R. SHERICK, HUSBAND AND WIFE, by deed from PLEZ BALLARD AND JUDY A. BALLARD, HIS WIFE, of record in Instrument No. 20160509-0045573, dated May 5, 2016, said Register's Office.

BRENDA R. SHERICK AND BRENDA RITA SHERICK ARE ONE AND THE SAME PERSON.

This is improved property known as 3525 FAIR MEADOWS DRIVE, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 hand this 28th **day of MAY, 2025.**

Alvin O Sherick II
By Brenda Sherick attorney in fact

ALVIN O. SHERICK II
BY: BRENDA R. SHERICK, ATTORNEY IN FACT

Brenda R Sherick

BRENDA R. SHERICK

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **BRENDA R. SHERICK,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2025.

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/24/2027
WILLIAMSON COUNTY

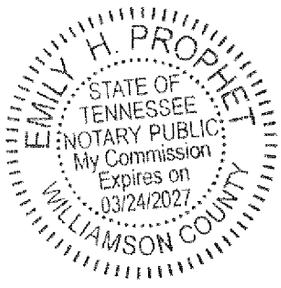
NOTARY PUBLIC
My Commission Expires: 3-24-2027

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, BRENDA R. SHERICK, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said BRENDA R. SHERICK, to me known to be the person who executed the same as the free act and deed of the said ALVIN O. SHERICK II, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said ALVIN O. SHERICK II and appearing of record in 20250522-0040180, Register's Office for Davidson County, TN.

Witness my hand and official seal at Lebanon, TN this 28th day of May, 2025.

Notary Public
My Commission Expires: 3-24-2027



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 May 28, 2025.

Date

Affiant Signature

5-28-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of May, 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