This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $370,000 00

Affiant

Subscribed and sworn before me this the 29 day of May, 2025

Notary Public
My commission expires 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson
Batch # 1280148
06/02/2025 09 33 44 AM
Fees $13 00 Taxes $1,369 00

Davidson County
DEEDWARR
2 pgs

20250602-0042980

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Sherrod Enterprises, LLC	First Citizens National Bank	064-05-0 115 00
4113 OLD HICKORY BLVD	PO Box 370	
OLD HICKORY, TN 37138-2013	Dyersberg, TN 38025-0370	

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SARAH ELIZABETH SIMPSON,A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHERROD ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot No 16 in Block "F" as shown on map entitled Hulme Farms, now known as Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete legal description thereof

Being the same property conveyed to Sarah Elizabeth Simpson, a single woman, by deed dated 02/02/2023, from Kerianne Marie Ryan, an unmarried woman and Tobias Sinclair Green, an unmarried man, as tenants in common with right of survivorship, of record in Instrument No 20230206-0008465, Register's Office for said County

Also being the same property conveyed to Kerianne Marie Ryan, an unmarried woman and Tobias Sinclair Green, an unmarried man, as tenants in common with right of survivorship, by deed dated 08/22/2019, from The Twin Team, LLC, of record in Instrument No 20190823-0084879, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 4022 Church St , Old Hickory, TN 37138

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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

4pr

Witness my hand this the 29th day of May, 2025

Sarah Elizabeth Simpson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah Elizabeth Simpson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 29th day of May, 2025

My commission expires
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY