This Instrument Prepared By.
Baxter Estate Law, LLC
PMB 119
2020 Fieldstone PKWY, STE 900-119
Franklin, TN 37069
laura@baxterestatelaw.com
After recording, return to preparer

Karen Johnson Davidson County
Batch # 1285513 DEEDWARRSP
06/18/2025 08 46 39 AM 3 pgs
Fees $17 00 Taxes $0 00
20250618-0047836

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP AND PARCEL:
Kristina Lynn Sheridan, Trustee, of the Kristina Lynn Sheridan Living Trust UTD May 20, 2025, and any amendments thereto 4045 Oxford Glen Drive, Franklin, TN 37067	New Owner	081-06-0E-003.00-CO

[Note This transfer is exempt from transfer tax pursuant to T.C.A. § 67-4-409 (a)(1)(C)(vi). Accordingly, pursuant to T C.A § 67-4-409 (a)(1)(E), no oath of value shall be required]

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 0

Affiant, KRISTINA L. SHERIDAN

Sworn to and subscribed before me
this 20th day of May, 2025.

Notary Public
My Commission Expires: 6/14/26

SAMANTHA BARFIELD BAXTER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 06-14-2026

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **KRISTINA L. SHERIDAN (formerly known as KRISTINA L. AMMON),** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto, **KRISTINA LYNN SHERIDAN, TRUSTEE of the KRISTINA LYNN SHERDIAN LIVING TRUST UTD May 20, 2025, and any amendments thereto,** hereinafter called the GRANTEE, its successors and assigns, the Grantor's interest in the following tract or parcel of land situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 1 on the Plan of Homes at 2109 A 23rd Avenue North, a Horizontal Property Regine with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210602-0073883, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed to Leslie E. Swims and Kristina L. Sheridan (Grantees), from Richland Investment Partners, LLC, a Tennessee Limited Liability Company (Grantor), on April 22, 2022, and recorded in the Davidson County Deed of Registers Office at Instrument No. 20220429-0049607

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD.

This is improved property located at 2109 A 23rd Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

WITNESS my hand this 20th day of May, 2025.

GRANTOR:

KRISTINA LYNN SHERIDAN (formerly known as Kristina L. Ammon)

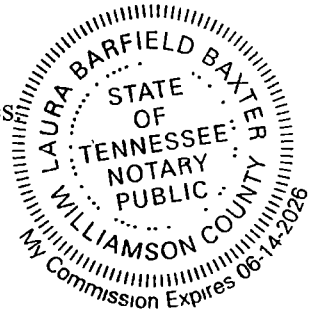
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared KRISTINA LYNN SHERIDAN (formerly known as Kristina L. Ammon), with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 20th day of May, 2025

Laura Barfield Baxter
Notary Public

My Commission Expires:



THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR WARRANTY AS TO THE ACCURACY OF THE DESCRIPTION OR TO THE STATUS OF TITLE TO THE ABOVE REFERNCED PROPERTY. THIS DOCUMENT HAS BEEN PREPARED FROM INFORMATION PROVIDED TO THE PREPARER WITHOUT FIRST CONDUCTING A TITLE EXAMINATION.