Karen Johnson Davidson County
Batch# 1289927 DEEDWARR
06/25/2025 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $5,577.75
20250625-0050097

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250551151

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

The actual consideration or value, whichever is greater, for this transfer is: $1,507,500.00.

Affiant

Subscribed and sworn to before me, this 24th day of June, 2025.

Notary Public
My Commission Expires: 6-29-27

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Redman and Sara Redman 117 Savoy Circle Nashville TN 37205	New Owner	Tax Parcel ID No. 104 14 0G 126.00

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 of which is hereby acknowledged, **Catherine H. Sperling, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Redman and Sara Redman, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 as shown on the Final Plat of WHITWORTH, PHASE 2, of record in Plat Book 7900, Page 470, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Harvey B. Sperling and wife, Catherine H. Sperling, by Warranty Deed from Scruggs HomeBuilders, LLC, of record in Book 11718, Page 307, in the Register's Office of Davidson County, Tennessee, dated October 22, 1999 and recorded on October 26, 1999. The said Harvey B. Sperling died on February 27, 2024, leaving Catherine H. Sperling as surviving tenant by the entirety.

The execution of this instrument is affected by the signature of Sarah Sperling as Attorney-in-Fact for Catherine H. Sperling, which Power of Attorney is recorded in Instrument No. 20250624-0049765, Register's Office for Davidson County, Tennessee.

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 record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHITWORTH, PHASE 2, as recorded in Plat Book 7900, Page(s) 470.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY, WHITWORTH, as recorded in Plat Book 6900, Pages 838-841.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8026, Page 305; as amended in Book 8282, Page 45; Book 8830, Page 249; Book 8830, Page 270; Book 9144, Page 153; Book 9778, Page 27; Instrument No. 20170720-0073719; Instrument No. 20020812-0097386; Instrument No. 20100615-0046543 and Scrivener's Affidavit recorded in Instrument No. 20160919-0098409.

Charter for The Whitworth Homeowners Association, recorded as Book 8090, Page 691, as amended in Book 8283, Page 523.

Common Open Space Deed recorded as Book 9778, Page 32.

Note: The Company finds no public dedication in the Public Records of Davidson County, Tennessee, of the streets and roads in WHITWORTH, PHASE 2, nor any proof that they are publicly maintained.

This is improved property located at 117 Savoy Circle Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of June, 2025.

Catherine H. Sperling Sarah Sperling Attorney-In-Fact

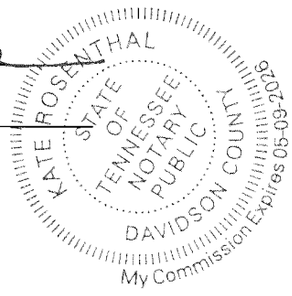
Catherine H. Sperling by Sarah Sperling as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, , Sarah Sperling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the attorney-in-fact for Catherine H. Sperling and they are authorized by Catherine H. Sperling to execute this instrument on their behalf.

Witness my hand, at office, this 24th day of June, 2025.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, AUBREY SEAVERS, 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 06/24/25 (date of document).

Affiant Signature

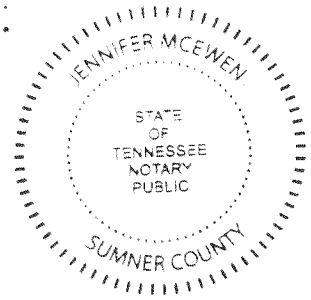
06/24/2025

Date

State of TENNESSEE

County of SUMNER

Sworn to and subscribed before me this 24th day of June, 20 25.



Notary's Signature

MY COMMISSION EXPIRES: 1/30/29

NOTARY'S SEAL