Karen Johnson Davidson County
Batch# 1290645 DEEDWARR
06/27/2025 07:39:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20250627-0050612

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of June, 2025.

Notary Public

My commission expires: 7/4/2026

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Austin Jameson and Laura Rayment	**Austin Jameson and Laura Rayment**	**072-11-4Q-002.00-CO**
1808A Sherwood Lane	**1808A Sherwood Lane**	
Nashville, TN 37216	**Nashville, TN 37216**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Amanda Redden, unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Austin Robert Jameson and Laura Ann Rayment, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, as established by Declaration of Covenants, Conditions and Restrictions for 1808 Sherwood Lane, a Horizontal Property Regime With Private Elements of record as Instrument No. 20220315-0030189, as corrected by Scrivener's Affidavit and Certificate of Correction of record in Instrument No. 20220322-0033015, and amended in Instrument No. 20230424-0029889, in the Register's Office for Davidson County, Tennessee, with said unit being shown on the site plan attached as an exhibit to the amendment of record in Instrument No. 20230424-0029889, 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 to Amanda Redden, an unmarried woman by Warranty Deed from Timothy Blake Cothran, an unmarried man of record in Instrument No. 202306160046186 Register's Office for Davidson County, Tennessee, dated June 16, 2023 and recorded on June 16, 2023.

This is improved property known as **1808A Sherwood Lane, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23 day of June, 2025.

Amanda Redden

STATE OF ~~KANSAS~~ Missouri
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Amanda Redden, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23 day of June, 2025.

Notary Public Joseph Lane
My Commission Expires: 12/25/2027

Lenders Title Company File No. 25-002346-524

JOSEPH LANE
Notary Public - Notary Seal
Greene County - State of Missouri
Commission Number 19675464
My Commission Expires Dec 25, 2027

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 23RD day of June, 2025.

Date: 6-26-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 26TH day of June, 2025.

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY