WARRANTY DEED

Karen Johnson Davidson County
Batch# 1292197 DEEDWARR
07/01/2025 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250701-0051609

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $485,000.00.

Affiant

Subscribed and sworn to me on 06/27/25.

NOTARY PUBLIC
My Commission Expires: 9/8/25

BROOKE SIZEMORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Adam Sirface & Anna Higgins 7379 Bridle Dr. Nashville, TN 37221	Plains Commerce Bank 3905 West 49th Street Sioux Falls, SC 57106	142 03 0 084.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brenda Lewis and John Lewis, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto ADAM SIRFACE AND ANNA HIGGINS, HUSBAND AND WIFE, AND DUANE HIGGINS, A MARRIED MAN, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 284 on the Plan of RESUBDIVISION OF LOT 283 AND 284 OF WALNUT HILL MANOR, SECTION I, of Record in Plat Book 4885, Page 124, Amended in Book 5257, Page 632, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Brenda Lewis and John Lewis, wife and husband, by Warranty Deed from Matt McNew and wife, Adrienne McNew, of record in Instrument No. 20160620-0062522, in the Register's Office of Davidson County, Tennessee, dated June 17, 2016 and recorded on June 20, 2016.
>
> This is improved property known as 7379 Bridle Dr., Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 06/ 20 /25.

Brenda Lewis

John Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/ 20 /25, before me personally appeared Brenda Lewis and John Lewis, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/ 20 /25.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOSO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on June 27th, 2025.

John Cobb Rochford

June 27th, 2025

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on June 27th, 2025.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025