Karen Johnson Davidson County
Batch# 1295372 DEEDWARR
07/09/2025 10:12:30 AM 5 pgs
Fees: $28.00 Taxes: $1,443.00
20250709-0053899

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Certified Title Corporation - MD,
11459 Cronhill Drive, Suite M, Owings Mills, MD, 21117

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Sarah Caitlin Sheya and Adam Sickler	Sarah Caitlin Sheya and Adam Sickler	043-13-0-380.00
404 Elm Street	404 Elm Street	
Madison, TN 37115	Madison, TN 37115	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Three Hundred Ninety Thousand and 00/100 ($390,000.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, ERIN C. MCDERMOTT, an unmarried woman, hereinafter referred to as"Grantor", whose mailing address is: 404 Elm Street , Madison, TN 37115, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto SARAH CAITLIN SHEYA, a single woman and ADAM SICKLER, a single man, as joint tenants with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is 404 Elm Street, Madison, TN 37115, his/her/their heirs and assigns forever,the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of the northerly 200 feet of Lot No. 39, of Block I, on the plan of Forest Park at Madison, Tennessee, as shown on Plat of record in Plat Book 843, Page 44, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Said part of Lot No. 39 fronts 50 feet on the southerly side of Elm Street and runs back between parallel lines 200 feet to a dead line.

Tax ID No.: 043-13-0-380.00

BEING the same property conveyed to Erin C. McDermott from Southland Partners Real Estate Investments, LLC, a Tennessee Corporation herein by Warranty Deed Dated June 14, 2019 and recorded June 17, 2019, as Instrument No. 20190617-0058083, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 404 Elm Street, Madison, TN 37115.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his/hers/their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26 day of June, 2025.

ERIN C. MCDERMOTT

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ERIN C. MCDERMOTT, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 26 day of June, 2025.

Notary Public
My Commission expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 8, 2028

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is ~~$10.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. * $ 590,000.00

SS AS

SS AS

Sarah Sheya
SARAH CAITLIN SHEYA

Adam Sickler by Sarah Sheya, his attorney-in-fact
ADAM SICKLER

Subscribed and sworn to before me this 26 day of June, 2025.

Notary Public Luis Tejada
My Commission expires: 01-03-2031

LUIS TEJADA
Notary Public, Commonwealth of Massachusetts
My Commission Expires 01/03/2031

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Eileen Huff, 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 6/26/25 (date of document).

Affiant Signature

6/26/25
Date

State of Maryland

County of Baltimore

Sworn to and subscribed before me this 26 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/15/26

NOTARY'S SEAL

MICHAEL SEGAL
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
My Commission Expires 10-15-2026