WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/~~RETURN TO:~~
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000 00

Olivia Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2025

Notary Public

COMMISSION EXPIRES 1-22-29

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-22-2029

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1298137 DEEDWARR
07/16/2025 10 44 41 AM 2 pgs
Fees $13 00 Taxes $1,850 00

20250716-0056105

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP PARCEL NUMBERS
Kevin Rose	CMG Home Loans	084-16-0-199
(NAME)	(NAME)	
3240 Knobview Drive	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Jerry G; Hughes, Sr., Executor of the Estate of Sally A. Sherman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Rose, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

Land in Davidson County, Tennessee, being Lot No. 38 on the FINAL PLAT RESUBDIVISION OF LOT NO. 28 and LOT NO. 38 NOB HILL SUBDIVISION, as of record in Instrument No. 20011011-0110680, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description

Being part of the same property conveyed to James E. Sherman and wife, Loyce S. Sherman, by Warranty Deed from Clarence M Beaty, Jr. and wife, Barbara R Beaty, of record in Book 3830, Page 291, in the Register's Office of Davidson County, Tennessee, dated November 05, 1964, and recorded on November 09, 1964. James E Sherman died on November 16, 1990, leaving Loyce S Sherman as sole owner of the property as surviving tenant by the entireties The said Loyce S Sherman died on February 08, 2006, leaving a Last Will and Testament admitted to probate in Docket No. 06P780 in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee, wherein Sally A Sherman was named as sole devisee of the property. The said Sally A Sherman died on August 18, 2024, leaving a Last Will and Testament admitted to Probate in Docket No 24P2521 in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee, wherein her nephew, Jerry G Hughes, Sr. was appointed Executor of the Estate. Said Last Will and Testament made all real property owned by her at the time of her death a part of her probate estate and authorized Executor to sell, transfer and convey same.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record, and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3240 Knobview Drive (House Number) (Street) (P O Address) Nashville, TN (City or Town) 37214 (Postal Zip)

File No 8432-25
Warranty Deed Individual eRec LES rev 09-2018

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 heirs, successors and assigns forever, and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, 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 our hands this 11 day of July, 2025.

Estate of Sally A Sherman

By Jerry G Hughes Sr executor

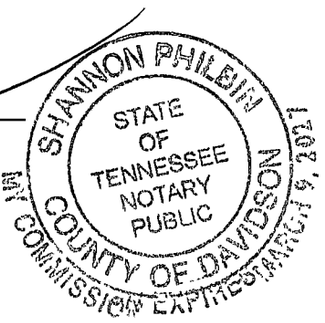
Jerry G Hughes, Sr, Executor

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Jerry G Hughes, Sr , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Executor of the Estate of Sally A. Sherman, deceased, and is authorized to execute the instrument on behalf of the Estate of Sally A Sherman, deceased, the within names bargainor, and that he as such Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate of Sally A Sherman, deceased, by himself as Executor.

WITNESS my hand and seal this 11 day of July, 2025



Commission Expires:

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-3240