Karen Johnson Davidson County
Batch# 1300941 DEEDWARR
07/23/2025 11:24:30 AM 4 pgs
Fees: $23.00 Taxes: $3,558.22
20250723-0058205

WARRANTY DEED

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $961,680.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/09/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-325

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew S. Chinn and Katherine S. Chinn	Same as new owner	116 04 0 094.00
(NAME) 4710 Idaho Avenue	(NAME) **Same as New Owner**	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas J. Sherrard, III and Dana D. Sherrard, as Co-Trustees of the Tom and Dana Sherrard Trust dated March 5, 2025,** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Matthew S. Chinn and Katherine S. Chinn, husband and wife,** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 802 Crescent Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 17th day of July, 2025.

GRANTOR:

Tom and Dana Sherrard Trust dated March 5, 2025

By: Thomas J Sherrard III
Thomas J. Sherrard, III, Co-Trustee

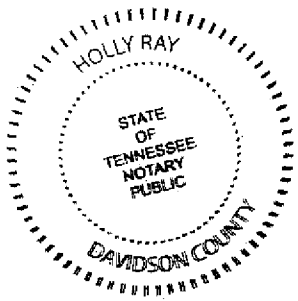
By: Dana D. Sherrard
Dana D. Sherrard, Co-Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Thomas J. Sherrard, III and Dana D. Sherrard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Co-Trustees of the Tom and Dana Sherrard Trust dated March 5, 2025, and being duly authorized, executed the foregoing certificate on behalf of the Trust in their capacity as Co-Trustees.

WITNESS my hand, at office, this 17th day of July, 2025.



Holly Ray
Notary Public

My Commission Expires: 03/09/27

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Being Lot No. 72 and a small part of Lots Nos. 73, 74 and 75, on, the map of CLEARVIEW SUBDIVISION, as of record in Plat Book 843, Page 8, Register's Office for said County, and described as follows:

Beginning at a point in the South margin of Crescent Road or Parmer Avenue, the common corner of Lots Nos. 72 and 71; thence with the line between said lots Southerly 211.9 feet of the North line of Lot No. 69, thence with the line of the same Easterly 90.4 feet to the line between Lot No. 72 and 75; thence Northerly with the line between said lots to a point at the South corner of a triangle conveyed to Allen W. Murphy and wife, by deed of record in Book 1281, Page 667, said Register's Office, and continuing along the East line of said triangular tract to the South margin of Crescent Road or Parmer Avenue; thence with the margin of the same Westerly 97.2 feet to the beginning.

Being the same property conveyed to Thomas J. Sherrard, III and Dana D. Sherrard, and their successors in trust, as Co-Trustees of the Tom and Dana Sherrard Trust dated March 05, 2025, a Tennessee Community property trust, by Quitclaim Deed from Thomas J. Sherrard, III (a/k/a Thomas Sherrard) and wife, Dana D. Sherrard, of record in Instrument No. 20250306-0016798, in the Register's Office of Davidson County, Tennessee, dated March 05, 2025 and recorded on March 06, 2025.

Being the same property conveyed to Thomas Sherrard and Dana Sherrard, husband and wife, by Warranty Deed from Leroy J. Ellis, III and wife, Cynthia Suzanne Tierney Ellis, of record in Instrument No. 20150717-0070059, in the Register's Office of Davidson County, Tennessee, dated July 13, 2015 and recorded on July 17, 2015.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 July 17, 2025.

Affiant Signature

July 18, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of July, 2025.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27