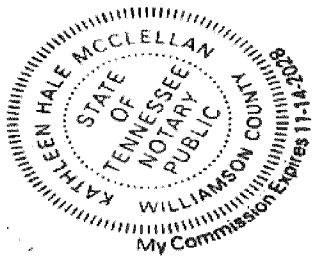
Karen Johnson Davidson County
Batch# 1303131 DEEDWARR
07/29/2025 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20250729-0059621



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

John C. Wheeler
Affiant

Subscribed and sworn to before me, this 28th day of July, 2025.

Notary Public

My commission expires: _____

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
SJM Rental Properties, LLC	NEW OWNER	173-09-0A-638.00-CO
	504 AMBER PATH	
	PEACHTREE CITY, GA 30269	

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, we,

David A. Doherty and Shannon Doherty, Trustees of the Doherty Revocable Living Trust Dated January 19, 2024

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

SJM Rental Properties, LLC, a Georgia Domestic Limited Liability Company

(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 Lot No. 673 as shown on the Plan of Section One, Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete and accurate legal description.
Being the same property conveyed to Marlee A. Wolf and Betty L. Wolf, both unmarried person by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20082728-0076933 Register's Office for Davidson County, Tennessee, dated July 25, 2008 and recorded on July 28, 2008.
Being the same property conveyed to Marlee A. Wolf by Quitclaim Deed from Betty L. Wolf of record in Instrument No. 20120427-0036195 Register's Office for Davidson County, Tennessee, dated January 03, 2012 and recorded on April 27, 2012.
Being the same property conveyed to The Marlee A. Wolf Revocable Trust by Quitclaim Deed from Marlee A. Wolf of record in Instrument No. 20170822-0086246 Register's Office for Davidson County, Tennessee, dated August 10, 2017 and recorded on August 22, 2017.

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Being the same property conveyed to David A. Doherty and Shannon Doherty, Trustees, or their successors in interest, of the Doherty Revocable Living Trust dated January 19, 2024, and any amendments thereto by General Warranty Deed from Marlee A. Wolf, Trustee of The Marlee A. Wolf Revocable Trust dated August 10, 2017 of record in Instrument No. 20241125-0091841 Register's Office for Davidson County, Tennessee, dated November 19. 2024 and recorded on November 25. 2024.

This is improved property known as **2634 Avery Park Dr, Nashville, TN 37211.**

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, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are 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 themselves, their 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 28th day of July, 2025.

Doherty Revocable Living Trust
dated January 19, 2024

BY: _____
David A. Doherty - Trustee

BY: _____
Shannon Doherty - Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David A. Doherty and Shannon Doherty, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are Trustees of the Doherty Revocable Living Trust dated January 19, 2024 and 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 28th day of July, 2025.

_____
Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Lenders Title Company File No. 25-002448-524

SP 11/2015

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 7/28/25.

Date

Affiant Signature

7/28/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of July, 25.

Notary's Signature

My Commission Expires: January 31st, 2026

Date

Notary's Seal

