Karen Johnson Davidson County
Batch# 1311476 DEEDWARR
08/18/2025 03:59:30 PM 4 pgs
Fees: $23.00 Taxes: $5,920.00
20250818-0065887

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38758-06-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00. Affiant Subscribed and sworn to before me this 15th day of August, 2025. Notary Public My Commission Expires: 7-7-2027

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Colleen Locke, Kevin Locke 9 Peach Blossom Square Nashville, TN 37205	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 10413024700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine Reeves Sheridan, married, formerly known as Katherine Sheridan Crocker** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colleen Locke and Kevin Locke, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 9 Peach Blossom Square, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

Keith Barton Simmons, spouse of the Grantor, joins in the execution of this instrument in order to convey any martial interest that he holds in the subject property.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 15th day of August, 2025.

Katherine Reeves Sheridan, formerly known as Katherine Sheridan Crocker

Keith Barton Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine Reeves Sheridan and Keith Barton Simmons with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2025.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Second Revision Peach Blossom Square, as of record in Book 4300, Page 18, Register's Office for said County, described as follows:

Beginning on the South margin of Peach Blossom Square at the corner of Lots Nos. 9 and 7; thence with the margin of said Square, around a curve in a Northwesterly direction 34.99 feet to an iron pin; thence on a line running S 52 deg. 31' W 42.89 feet to an iron pin; thence on a line running S 7 deg. 51 W 123.25 feet to a monument; thence on a line running S 82 deg. 15' E 55.45 feet to an iron pin, thence with the boundary between Lots Nos. 9 and 7 on a line running N 10 deg. 19' E 140.19 feet to the beginning.

TOGETHER WITH Reciprocal Driveway Easements as more fully described in the instrument of record in Book 4408, Page 543, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel K. Crocker and Katherine S. Crocker, husband and wife, by deed dated January 31, 2020 from Investment Trust Company, Trustee of the William H. Wemyss Jr. Marital Trust of record in Instrument No. 20200207-0014299, Register's Office for Davidson County, Tennessee. Pursuant to Final Divorce Decree entered in Docket No. 22D-88, Third Circuit Court for Davidson County, Tennessee, subject property was divested out of Samuel K. Crocker being one and the same as Samuel Kenneth Crocker and vested solely in Katherine S. Crocker being one and the same as Katherine Sheridan Crocker. Katherine Sheridan Crocker is now known as Katherine Reeves Sheridan by Order of Name Change filed of record in Case No. 23P1871, Circuit Court for Davidson County, Tennessee (Probate Division).

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 10413024700.
2. All matters appearing on the Plan of record as Book 4300, page 18, Register's Office for DAVIDSON County, Tennessee.
3. Restrictive Covenants contained in an instrument of record in Book 4281, Page 942, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer of record in Book 1730, Page 10, Register's Office for Davidson County, Tennessee.
5. Reciprocal Driveway Easements of record in Book 4408, Page 543, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 15th day of August 2025 (date of document).

Affiant Signature

August 18th 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of August 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

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