NEW OWNER:
Marilyn Turner
508 Leslie Ann Court
Hermitage, TN 37076

SEND TAX BILL TO:
NEW OWNER
508 Leslie Ann Court
Hermitage, TN 37076

Parcel: 075-12-0B-058.00-CO

THIS INSTRUMENT PREPARED BY:
Samuel L. Moore
Attorney-at-Law
Cedar City Title, LLC
142 Public Square, Suite F
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 1313849 DEEDWARR
08/25/2025 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,315.35
20250825-0067605

WARRANTY DEED

For and in consideration of the sum of THREE HUNDRED FIFTY-FIVE THOUSAND FIVE HUNDRED DOLLARS ($355,500.00), cash in hand paid, the receipt of which is hereby acknowledged; I, **SHARROLYN TROMESA MOSS, an unmarried woman, ("Grantor"),** have this day bargained and sold and by these presents do hereby transfer and convey unto **MARILYN TURNER, an unmarried woman, ("Grantee"), her heirs and assigns,** a certain tract or parcel of land lying and being in Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEING Lot Number 45 of First Revision, Phase Two-Section Three, Brookside Woods, a Planned Unit Development, a plat of which is of record as Instrument Number 20000512-0048125, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

AND BEING the same property conveyed to Sharrolyn Tromesa Moss, an unmarried woman, by Warranty Deed from Howard H. Cook, Jr., an unmarried man, dated September 21, 2018 and recorded October 3, 2018 as Instrument Number 20181003-0098377, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

1. Declaration of Covenants, Conditions, and Restrictions for Brookside Woods of record in Book 10444, Page 213, Register's Office, Davidson County, Tennessee; the same being amended by instrument of record in Book 11103, Page 156, Register's Office, Davidson County, Tennessee; the same being further amended by instrument of record in Book 11453, Page 900, Register's Office, Davidson County, Tennessee.

2. Any and all matters as shown on plat of record as Instrument Number 20000512-0048125, Register's Office, Davidson County, Tennessee.

3. Any and all other limitations, restrictions, existing roadways, easements, and rights-of-way that may affect the premises.

This is improved property known as 508 Leslie Ann Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **Grantee, her heirs and assigns,** forever.

GRANTOR covenants with the Grantee that Grantor is lawfully seized and possessed of said tract of land in fee simple; that Grantor has a good and lawful right to convey the same and that the same is unencumbered, except as heretofore set out.

GRANTOR further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said tract of land to the said **Grantee, her heirs and assigns,** against the lawful claims of all persons whomsoever.

Possession shall be given with deed.

Property taxes for the current year shall be prorated.

WITNESS my signature, this the 13th day of August, 2025.

Sharrolyn Tromesa Moss
SHARROLYN TROMESA MOSS

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **SHARROLYN TROMESA MOSS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Tennessee, this 13th day of August, 2025.

Chase Owens
Notary Public
My Commission Expires: 10-25-27



STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**355,500.00**, which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

Affiant

Sworn and subscribed to before me this the 13th day of August, 2025.

Notary Public
My Commission Expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026

True Copy Certification

I, Yvette Meldrum, 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 August 13, 2025.

Signature
August 13, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 13, 2025

Notary's Signature

My Commission Expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026