RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLC-32767-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1315812 DEEDWARR
08/28/2025 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20250828-0069103

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of August, 2025.

NOTARY PUBLIC

My commission expires: 4/18/2026

ALYSSA ESKOW
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr & Mrs Terry Sutherland 158 Lenham Drive Brentwood, TN 37027	Same address as new owner	181-15-0A-111-00 CO

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($625,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRIAN R. SHAW AND WIFE, MELISSA NALLY SHAW**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TERRY SUTHERLAND AND DENELLEN SUTHERLAND, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Lying and being in Davidson County, Tennessee, and being Lot No. 111 on the Plan of Final Plat, Southpoint SP, Phase 2, of record in Instrument #20210120-0008751, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Melissa Nally Shaw and Brian R. Shaw, wife and husband, from SouthPoint of TN, LLC by Special Warranty Deed dated February 14, 2022 and recorded February 28, 2022 in Instrument #20220228-0022179, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 158 Lenham Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 26th day of August, 2025

GRANTOR(S)

Brian R. Shaw

Melissa Nally Shaw

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Brian R. Shaw and Melissa Nally Shaw, 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 and seal, this the 26th day of August, 2025.

Notary Public

LEE E. CRAMFORD
Printed Notary Name

My commission expires: 10/4/2027

LEE E CRANFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 8/26/2025.

Affiant Signature – Joshua A. Terry

8/27/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/27/2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27