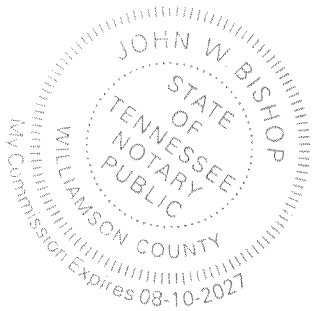
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

File No.: 2025-GTE-410

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anna Richey Cole and Erick Blane Cole	Republic Bank & Trust Co.	117 03 3C 001.00
(NAME) 2915 Sharon Hill Circle	(NAME) 601 West Market Street	
(ADDRESS) Nashville, TN, 37215	(ADDRESS) Louisville, KY 40202	
(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, **Sharon Hill Partners LLC, a Tennessee Limited Liability Company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Anna Richey Cole and Erick Blane Cole, wife and husband** (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 property located at 2915 Sharon Hill Circle, Nashville, TN 37215.

Karen Johnson Davidson County
Batch# 1321420 DEEDWARR
09/12/2025 09:03:30 AM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20250912-0072886

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 itself, and its successors 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 4th day of September, 2025.

GRANTOR:

Sharon Hill Partners LLC, a Tennessee Limited Liability Company

By: BS, Authorized Member
Brian Sewell, Authorized Member

STATE OF Kentucky)
COUNTY OF Warren)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Brian Sewell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Member of Sharon Hill Partners LLC, a Tennessee Limited Liability Company, the within named Grantor, and that he/she being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself/herself as Authorized Member of the Limited Liability Company.

WITNESS my hand, at office, this 4 day of September, 2025.

James Edward Crocker
Notary Public

JAMES EDWARD CROCKER
Notary Public
Commonwealth of Kentucky
Commission Number KYNP65907
My Commission Expires Jan 27, 2027

My Commission Expires: 1-27-27

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of THE RESIDENCES AT SHARON HILL, A PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THE RESIDENCES AT SHARON HILL, A PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime, of record in Instrument Number 20240627-0048260, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Sharon Hill Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Frederick R. Stephens, Trustee of The Frederick R. Stephens Trust dated July 9, 2021, of record in Instrument No. 20240603-0041195, in the Register's Office of Davidson County, Tennessee, dated May 31, 2024, and recorded on June 03, 2024.

True Copy Certification

I, **Tonya Cherry,** 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 this the 4 day of September, 2025.

Affiant Signature
Date 9-11-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

