Name and Address of New Owner:
Deborah L. Webb
2853 Creekbend Drive
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1324040 DEEDWARR
09/18/2025 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20250918-0074657

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 059040A17900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Paige Mitchell-Sherrill, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Deborah L. Webb, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot 210 on the Final Plat of Phase 4,5,6 of Brookview Subdivision, of record in Instrument NO. 20060303-0025044, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Paige Mitchell-Sherrill and husband Robert C. Sherrill by Warranty Deed from Centex Homes, a Nevada General Partnership recorded 12/14/2006 of record in Instrument No. 20060303-0025044, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Paige Mitchell-Sherrill by Quitclaim Deed from Robert C. Sherrill, dated August 30, 2016, of record in Instrument No. 20160907-0094116, Register's Office for Davidson County, Tennessee.

Robert C. Sherrill joins in the execution of this instrument for the purpose of relinquishing all of his rights, title and interest, marital or otherwise in and to this property.

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2853 Creekbend Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of September, 2025.

(SEAL)
Paige Mitchell-Sherrill

(SEAL)
Robert C. Sherrill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of September, 2025, before me personally appeared Paige Mitchell-Sherrill and Robert C. Sherrill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of September, 2025.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $329,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of September, 2025.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 9/7/2026

Certificate of Authenticity

I, Holly A. Mason, 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 September 16, 2025.

Affiant Signature

9/17/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of September, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY