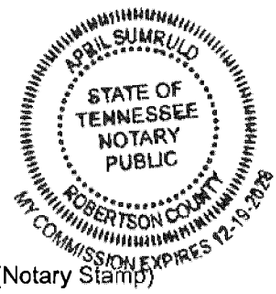
Karen Johnson Davidson County
Batch# 1327767 DEEDWARR
09/29/2025 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20250929-0077198



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this 19th day of September, 2025.

Notary Public

My commission expires: 12-19-28

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Phillip Shmerling and Laura Shmerling	Phillip Shmerling and Laura Shmerling	**155-16-0A-384.00-CO**
6428 Holly Trace	6428 Holly Trace	
Nashville, TN 37221	**Nashville, TN 37221**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Matthew J. Garrett and Ashley Marie Garrett, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Phillip Shmerling and Laura Shmerling, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 384 on the Plan of Final Plat, Traceside, Section 11 of record in Plat Book 11700, Page 59 through 61, inclusive, and, Instrument No. 20000922-0094253, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Matthew S. Garrett and Ashley Marie Garrett, husband and wife by Warranty Deed from Justin D. Kraus and Jamie Kraus, husband and wife of record in Instrument No. 20190718-0070480 Register's Office for Davidson County, Tennessee, dated July 17, 2019 and recorded on July 18, 2019.

This is improved property known as **6428 Holly Trace, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 19th day of September, 2025.

Matthew J. Garrett

Ashley Marie Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Matthew J. Garrett and Ashley Marie Garrett, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 19th day of September, 2025.

Notary Public
My Commission Expires: _____



Lenders Title Company File No. 25-002588-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Sept. 19. 2025.

Affiant Signature

29th day of September, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028