Karen Johnson Davidson County
Batch # 1340356 DEEDWARR
10/30/2025 02 25 30 PM 2 pgs
Fees $13 00 Taxes $2,867 13
20251030-0086578

PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DL) Title No 64230
Dav Co. File. Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jarrel Jimmerson Annette Jimmerson 8173 Londonberry Road Nashville, TN 37221	FirstBank 722 Columbia Avenue Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 141150D15700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$774,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christie Lynn Bissinger and Aaron Lake Bissinger**, both unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jarrel Jimmerson and Annette Jimmerson, husband and wife,** hereinafter called the **Grantee**, Grantee's 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 157 on the Plan of Sheffield on the Harpeth, Phase III-C, of record on Book 7900, page 591, amended in Book 9392, page 952, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Christie Lynn Bissinger and Aaron Lake Bissinger, wife and husband, by Warranty Deed from Patricia Lee Hamilton and Kasey Kidd Hamilton, husband and wife, dated October 19, 2018 and recorded October 19, 2018, of record in Inst. No. 20181019-0104022, Register's Office for Davidson County, Tennessee The said Christie Lynn Bissinger and Aaron Lake Bissinger have since divorced by Final Decree of Divorce, Case No. 25D287, in the Fourth Circuit Court for Davidson County, Tennessee.

Description Reference. Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 591, amended in Book 9392, page 952, said Register's Office, which Plan shows minimum building setback lines and easements, to which Plan reference is hereby made a for a more complete description, The Declaration of Covenants, Conditions and Restrictions of record in Book 6925, page 900, Book 7145, page 954, Book 8146, page 463, Book 8276, page 238, Inst. No 20210708-0092059, Inst No 20241025-0083100, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; and Charter of Sheffield on the Harpeth Homeowners' Association, of record in Book 6939, page 983, said Register's Office

This is improved property, known as 8173 Londonberry Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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

WITNESS THE EXECUTION HEREOF this 27th day of October, 2025

Christie Lynn Bissinger

Aaron Lake Bissinger

State of Tennessee

County of Davidson

On this 27th day of October, 2025, before me the undersigned authority, personally appeared Christie Lynn Bissinger and Aaron Lake Bissinger, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $774,900.00.

Affiant

Sworn and subscribed before me this 27th day of October, 2025

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Notary

My Commission Expires: