THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8968-WE	STATE OF TENNESSEE COUNTY OF DeKalb THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 2025. Notary Public MY COMMISSION EXPIRES: 10-26-27 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1349007 DEEDWARR
11/20/2025 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20251120-0092953

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PROVINCE BUILDERS, LLC	Province Builders, LLC	
553 Croley Drive	615 Napolean Ave.	090-12-0-287.00
Nashville, TN 37209	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Sherrie Delane Richars, Trustee of THE SHERRIE DELANE RICHARDS REVOCABLE LIVING TRUST DATED OCTOBER 3, 2023**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PROVINCE BUILDERS, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No 23, in Block B, on the Plan of Crolywood (erroneously referenced in prior deed as Croleywood) Subdivision, Section II, of record in Book 1130, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sherrie Richards by Warranty Deed from Lynda Sharon Wolfenbarger, unmarried of record in Instrument No. 20150609-0053969 Register's Office for Davidson County, Tennessee, dated May 28, 2015 and recorded on June 9, 2015.

Being the same property conveyed to Sherrie Delane Richards, Trustee of The Sherrie Delane Richards Revocable Living Trust, established by The Revocable Living Trust Agreement of Sherrie Delane Richards, Dated October 3, 2023 by Quitclaim Deed from Sherrie Richards, a single person of record in Instrument No. 20231016-0080855 Register's Office for Davidson County, Tennessee, dated October 3, 2023 and recorded on October 16, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **553 Croley Drive, Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this the 18 day of November, 2025.

SHERRIE DELANE RICHARDS REVOCABLE LIVING TRUST

BY: Sherrie Delane Richards, Trustee
Sherrie Delane Richards
Its: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sherrie Delane Richards** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **The Sherrie Delane Richard Revocable Living Trust dated October 3, 2023,** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Sherrie Delane Richards** as such **Trustee.**

Witness my hand and official seal this the 18th day of November 2025.

My Commission expires: Nov 8 2027

Notary Public

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Tara Crook, 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 November 18, 2025.

Tara Crook
Affiant Signature

November 20, 2025
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 20th day of November, 2025.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-26-27

Notary's Seal:

