Name and Address of New Owner:
Elise Prizzi & Jordan Sherman
424 Old Oak Way
Hermitage, TN 37076

Send Tax Bills To:
Elise Prizzi & Jordan Sherman
424 Old Oak Way
Hermitage, TN 37076

This Instrument Prepared By:
Cathy Edley
One Real Closing Services, LLC DBA One Real Title
350 Lincoln Road
Floor 2 Suite 351
Miami Beach, FL 33139

Map & Parcel No: 086-04-0A-054-00

Karen Johnson Davidson County
Batch# 1351603 DEEDWARR
11/26/2025 03:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,794.50
20251126-0094667

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, **Ashley Marie Croft-Callery and Timothy John Callery, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elise Prizzi and Jordan Sherman, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Oakcrest, Phase 2-A, of record in Plat Book 6900, Page 881, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Ashley Marie Croft-Callery and Timothy John Callery, wife and husband, by Warranty Deed from Dave C. Gaston and Joyce A. Gaston, husband and wife, dated 06/07/2022 and recorded 06/22/2022 in Instrument No. 20220622-0071267, Register's Office for Davidson County, Tennessee.

Said property is commonly known as: 424 Old Oak Way, Hermitage, TN 37076
Parcel ID: 086-04-0A-054.00
The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 18th day of November, 2025.

Ashley Marie Croft-Callery (SEAL)
Ashley Marie Croft-Callery

_____ (SEAL)
Timothy John Callery

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Harris

On this 18th day of November, 2025, before me personally appeared Ashley Marie Croft-Callery and Timothy John Callery, 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 18th day of November, 2025.

Notary Signature
My commission expires: 09/17/2029

LUZ ROSA
Notary ID #125412347
My Commission Expires
September 17, 2029

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 $485,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Affiant

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Harris

Sworn to and subscribed before me this 18th day of November, 2025.

Notary Signature
My commission expires: 09/17/2029

LUZ ROSA
Notary ID #125412347
My Commission Expires
September 17, 2029

Certificate of Authenticity

I, Joshua A. Terry, 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 11/18/2025.

Affiant Signature – Joshua A. Terry

11/25/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/25/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27