Karen Johnson Davidson County
Batch# 1353775 DEEDWARR
12/04/2025 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20251204-0096402

WARRANTY DEED

APRIL SUMRULD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES: 12/19/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Graham and Diane Graham	Old National Bank	117-03-0-138.00
(NAME)	(NAME)	
1135 N. Glenmoor Ct.	One Main Street	
(ADDRESS)	(ADDRESS)	
Wichita KS 67206	Evansville, IN 47708	
(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, **SHARONDALE DEVELOPMENT HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAWN DIANNE OWEN GRAHAM AND CHRISTOPHER LEE GRAHAM, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP** 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. 6 on the Plan of Sharondale Drive Subdivision of record in Plat Book 6050, Page 185, 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 a portion of the same property conveyed to Sharondale Development Holdings LLC, a Tennessee limited liability company by Warranty Deed from Aero Mortgage Loan Trust 2019-1, a Delaware statutory trust of record in Instrument No. 20230922-0074774 Register's Office for Davidson County, Tennessee, dated September 19, 2023 and recorded on September 22, 2023.

Being the same property conveyed to Chase Emery by Quitclaim Deed from Sharondale Development Holdings LLC, a Tennessee limited liability company of record in Instrument No. 20250225-0013799 Register's Office for Davidson County, Tennessee, dated February 24, 2025 and recorded on February 25, 2025.

Being a portion of the same property conveyed to Sharondale Development Holdings LLC, a Tennessee limited liability company by Quitclaim Deed from Chase Emery of record in Instrument No. 20250905-0071042 Register's Office for Davidson County, Tennessee, dated August 29, 2025 and recorded on September 05, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2128 Sharondale Dr. Lot 6 Units A & D, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 24th day of November, 2025

Sharondale Development Holdings LLC,
a Tennessee Limited Liability Company

BY: Blue Water RE Properties, LLC,
a California Limited Liability Company, Member of
Sharondale Development Holdings, LLC

BY: _____
Chase Emery, Manager of Blue Water RE Properties, LLC

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Chase Emery, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Manager of Blue Water RE Properties, LLC, a California limited liability company that he acknowledged to be a Member of Sharondale Development Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company (the bargainor) by himself as Manager of the member limited liability company (on behalf of the limited liability company as member of the bargainor).

Witness my hand and official seal this 24th day of November, 2025.

Commission expires: D DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

_____
Notary Public

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 11-24-25.

Affiant Signature

3rd day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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