Karen Johnson Davidson County
Batch# 1355744 DEEDWARR
12/09/2025 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20251209-0097788

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1283

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Colby C. Miller, unmarried and Jenna Marie Crosbie Miller, unmarried** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Regan B. Sherrell and Jordan Sherrell, wife and husband**, 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:**

Being Lot Number 25 on the Plan of Cluster-Lot Subdivision of Enclave at Twin Hills and on the Plan of Harbor Village Phase IV, Revision I, as filed in the Register's Office of Davidson County, Tennessee as Instrument No. 20030723-0102986, of record as Instrument No. 20071221-0146647 and Instrument No. 20080117-0005451, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being further described in the Master Deed and Bylaws for Enclave at Twin Hills Villas, a horizontal property regime (with Private Elements) being field of record with the Register of Deed of Davidson County, Tennessee as Instrument No. 20080821-0086071, amended at Instrument Nos. 20151112-0115172 and Instrument No. 2015127-0127190. Along with this conveyance, the Grantee steps into the position of the Grantor as the Declarant under the Restrictions and By-Laws of Enclave at Twin Hills Subdivision.

Being the same property conveyed to Colby C. Miller and Jenna Marie Crosbie Miller, Husband and Wife by Warranty Deed from Domus Builders, LLC of record in Instrument No. 20161207-0128553, Register's Office for Davidson County, Tennessee, dated December 02, 2016 and recorded on December 07, 2016. Colby C. Miller are Jenna Marie Crosbie Miller are now divorced by Final Decree of Divorce of record in Docket No. 25D119 in the Third Circuit Court for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2513 Val Marie Drive, Madison, TN 37115.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Jordan Sherrell **Regan B. Sherrell** **2513 Val Marie Drive** **Madison, TN 37115**	SWBC MORTGAGE CORP. 9311 SAN PEDRO #100 SAN ANTONIO, TX 78216	**034-07-0B-025.00**

WITNESS THE EXECUTION HEREOF this 4th day of December, 2025.

Colby C. Miller

Colby C. Miller

State of Tennessee)
County of Davidson)

On this 4th day of December, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Colby C. Miller, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/3/26

Jenna Marie Crosbie Miller

Jenna Marie Crosbie Miller

State of Tennessee)
County of Davidson)

On this 5th day of December, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named ~~Colby C. Miller~~, the bargainor(s), 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.

* JENNA MARIE CROSBIE MILLER

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 435,000.00.**

Affiant

Sworn and subscribed before me on this the 5th day of December, 2025.

Notary Public

My Commission Expires: 12/19/28

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 12-4-2025.

Affiant Signature

8th day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

