WARRANTY DEED

Karen Johnson Davidson County
Batch# 1355868 DEEDWARR
12/09/2025 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20251209-0097990

(SEAL)
ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

File #25-TL-0617-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Mason and Pamela Mason	**New Owner**	
(NAME)	(NAME)	
617 Indian Ridge Drive	**617 Indian Ridge Dr**	**155 10 0A 101.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**nashville, TN 37204**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

BRIAN C. SARMENTO, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

THOMAS MASON AND PAMELA MASON, A MARRIED COUPLE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 42, as shown on the map entitled Plan of MCCRORY TRACE ESTATES, of record in Plat Book 6900, pages 720-723, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian C. Sarmento, an unmarried man, by Quitclaim Deed from Brian C. Sarmento and Lisa D. Sarmento, both unmarried people who acquired title as husband and wife, as tenants by the entirety, of record in Instrument No. 20210809-0106741, in the Register's Office of Davidson County, Tennessee, dated July 28, 2021 and recorded on August 09, 2021.

Being the same property conveyed to Brian C. Sarmento and Lisa D. Sarmento, husband and wife, by Warranty Deed from Stephanie Thompson, F/K/A Stephanie Clayton, and husband John Thompson, of record in Instrument No. 20140703-0058845, in the Register's Office of Davidson County, Tennessee, dated June 30, 2014 and recorded on July 03, 2014.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCCRORY TRACE ESTATES, as recorded in Plat Book 6900, Page 720; Correction recorded in Book 7825, Page 429.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 7241 and Page 597 and as Amended in Book 7576, Page 846.
* Charter of McCrory Trace Homeowner's Association as record in Book 7576, Page 821.
* Bylaws of McCrory Trace Estates Homeowner's Association as record in Book 7576, Page 831 and as amended in Instrument No. 20240917-0071822.
* Common Open Space Deed is recorded in Book 7820, Page 342; Re-Recorded in Book 8013, Page 698.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 617 Indian Ridge Drive, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th day of December, 2025.

Brian C. Sarmento

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of December, 2025, before me personally appeared Brian C. Sarmento, 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 8th day of December, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Krystal Schuster, 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 **12/8/25**.

Date

Affiant Signature

12/8/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **8** day of **December**, 20**25**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)