This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24912-AP

Karen Johnson Davidson County
Batch# 1355911 DEEDWARR
12/10/2025 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20251210-0098045

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of December, 2025.

Notary Public
My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sarah Jane Huskey Jeffrey Adam Herman 3225 SENNADALE LN NASHVILLE, TN 37207	CADENCE BANK 2978 WEST JACKSON STREET BLDG C-2nd FLOOR TUPELO, MS 38801	050-14-0-199

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Stephen Belcher, a married man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sarah Jane Huskey, an unmarried woman, and Jeffrey Adam Herman, an unmarried man, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 272, Section Two, Parkwood Estates, according to survey and plat of same appearing of record in Book 3300, page 5, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stephen Belcher by Warranty Deed from Carla L. Grisham, a single person, dated July 12, 2016, recorded July 25, 2016, of record in Instrument No. 20160725-0076024, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.

This Instrument executed on behalf of Stephen Belcher ("Principal") by Jason Belcher pursuant to the Power of Attorney of record in Instrument Number 20251210098044, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3225 Sennadale Lane, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Taxes for the year 2025 have been prorated between the parties as of the date of this instrument, with the Granee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of

record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of December, 2025.

GRANTOR:
Stephen Belcher by Jason Belcher as Attorney-in-Fact

Stephen Belcher by Jason Belcher as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jason Belcher the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Stephen Belcher ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 2nd day of December, 2025.

Notary Public
My Commission expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 December 2. 2025.

Affiant Signature

9th day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

