This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25064-AP

Karen Johnson Davidson County
Batch# 1356961 DEEDWARR
12/11/2025 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20251211-0098884

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of December, 2025.

Notary Public
My Commission Expires: 3/3/26

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| James Michael Sherrell<br>Myra Gage Sherrell<br>9457 Grassy Meadow Boulevard<br>Knoxville, TN 37931 | New Owner | 097-02-0A-290.00 |

# 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, **Rhonda T. Halcomb, Trustee of Amended and Restated Rhonda T Halcomb Revocable Trust dated April 18, 2014,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James Michael Sherrell and Myra Gage Sherrell, husband and wife**, 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 Lot No. 290 on the plan of Villages of Riverwood, Section One, Phase 3B, Revision One, of record in Instrument No. 20120502-0037433, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rhonda T. Halcomb, Trustee of the Amended and Restated Rhonda T. Halcomb Revocable Trust, by Warranty Deed from Connie C. Woodard, unmarried, of record in Instrument No. 20180521-0048350, in the Register's Office of Davidson County, Tennessee, dated May 11, 2018 and recorded on May 21, 2018.

This is improved property located at: **1351 Riverbrook Drive, Hermitage, TN 37076**

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 Grantee 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 11th day of December, 2025.

GRANTOR:

Amended and Restated Rhonda T Halcomb Revocable Trust dated April 18, 2014

By: Rhonda T. Halcomb, Trustee
Rhonda T. Halcomb, Trustee

STATE OF TENNESSEE
COUNTY OF DAVDISON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rhonda T. Halcomb, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Trustee of Rhonda T. Halcomb, Trustee of Amended and Restated Rhonda T Halcomb Revocable Trust dated April 18, 2014, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of December, 2025.

Chad Serrate
Notary Public
My Commission expires: 11/17/2029

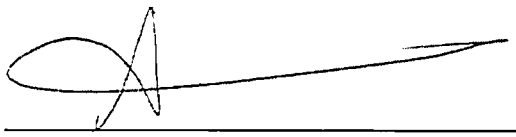





202512110098884

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **12/11/2025**.

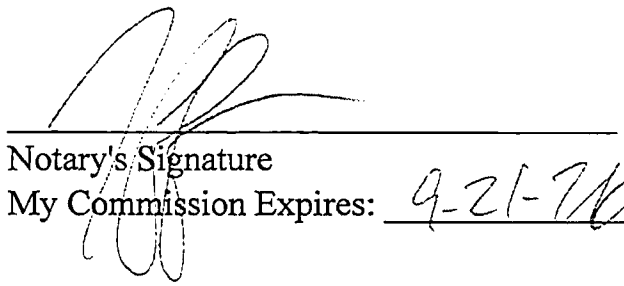


Affiant Signature — Date: 12/11/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12/11/2025.



Notary's Signature

My Commission Expires: 9-21-26




Notary's Seal