Karen Johnson Davidson County
Batch# 1362040 DEEDWARR
12/29/2025 01:00:30 PM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20251229-0102870

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $800,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of December, 2025. Notary Public My commission expires: 7-3-28 (AFFIX SEAL)

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: **Christopher Sherrod**	Send Tax Bills To: New Owners	Map-Parcel Numbers
3611 Sanford Dr.		104040B00600CO
Murfreesboro, TN	37130	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Anne Trice Nixon, Executor of the Estate of John T. Nixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Sherrod

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 6 on the Plan of Revised, Scarritt Place South Condominiums of record in Plat Book 5200, Page 287, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to John T. Nixon by Warranty Deed dated December 1, 1986, from William N. Carter and Katherine E. Woods, both unmarried individuals, of record in Book 7056, Page 420,

Register's Office for Davidson County, Tennessee. John T. Nixon died December 19, 2019, leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court of Davidson Tennessee (Probate Division) at Nashville, Tennessee, under Case No. 20P139. Pursuant to the Will and the Order admitting the Will to probate, Anne Trice Nixon, was appointed Executor of the Estate. Under the provisions of the Will, the Executor has possession and control of the real property, and all real property is specified to be administered as part of the probate estate. The Executor has the power to sell and otherwise convey such real property, or any interest therein, without the joinder of any beneficiary, and without the approval of any court.

THE conveyance of the above described parcel of land is subject to the following:

1) **All matters as shown on the plan of record in Plat Book 5200, Page 287, said Register's Office, shows an Owner's Certificate, and is subject to all matter as set forth therein.**

2) **Master Deed of Scarritt Place South of record in Book 5663, page 985, By-Laws appended thereto in Book 5663, page 990, re-recorded in Book 5665, page 537, By-Laws appended to Book 5665, page 542, amended Master Deed of record in Book 5788, page 118, amended By-Laws of record in Book 6067, page 983, Instrument No. 20071012-0121425, Instrument No. 20150212-0013185, said Register's Office. Amended and Restated Master Deed of record in Instrument No. 20190325-0026786, Scrivener's Affidavit of record in Instrument No. 20190529-0050777, said Register's Office.**

3) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property, known as 1026A 18th Avenue South, Nashville, TN 37212.

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) that I/we am/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 I/we do further covenant the Estate of John T. Nixon, my successors 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.

Witness my/our hand(s) this 21 day of December, 2025.

Anne Trice Nixon, Executor
Anne Trice Nixon, Executor of the Estate of John T. Nixon

STATE OF _____
COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Anne Trice Nixon, Executor of the Estate of John T. Nixon, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, **Tennessee, this** _____ **day of December, 2025.**

_____
Notary Public
My Commission Expires:_____

SEE ATTACHED

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On December 21, 2025 before me, Charles Fisher, Notary Public
(insert name and title of the officer)

personally appeared Anne Trice Nixon,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CHARLES FISHER
Notary Public - California
Los Angeles County
Commission # 2511582
My Comm. Expires Feb 19, 2029

Clear Form Print Form

Certificate of Authenticity

I, Holly A. Mason, 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 23 2025.

Affiant Signature

12/23/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of December, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026