Special Warranty Deed

Karen Johnson Davidson County Batch# 1365051 DEEDWARRSP 01/05/2026 10:57:30 AM 3 pgs Fees: $18.00 Taxes: $1,942.50 20260105-0000241	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Affiant Subscribed and sworn to before me, this the 29th day of December, 2025. Notary Public My commission expires: 10/19/28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alexander Sherling Elizabeth Timbs Sherling	Ameris Bank	082-08-0E-613.00-CO
520 Hill Road	1850 Parkway Place #400	
Nashville, TN 37220	Marietta, GA 30067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHMOND BEND LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDER SHERLING AND ELIZABETH TIMBS SHERLING, 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 Unit No. 613 on the Plan of Richmond Bend, a Horizontal Property Regime with Private Elements of record as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions at Instrument Number 20241007-0077469, as corrected by Scrivener's Affidavit at Instrument Number 20241018-0081242 and Instrument Number 20250207-0009457, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Core Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210805-0105188 Register's Office for Davidson County, Tennessee, dated August 3, 2021 and recorded on August 5, 2021.

Being a portion of the same property conveyed to Richmond Bend, LLC, a Tennessee limited liability company by Quitclaim Deed from Core Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20241007-0077468 Register's Office for Davidson County, Tennessee, dated October 1, 2024 and recorded on October 7, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 613 Richmond Bend, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of December, 2025.

Richmond Bend LLC, a Tennessee Limited Liability Company

By: _____
J. Brandon Miller, Authorized Agent

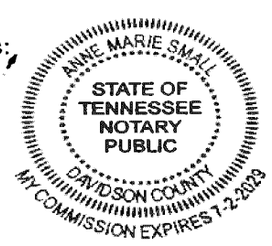
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named J. Brandon Miller, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Richmond Bend LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of December, 2025.

_____
Notary Public

My Commission Expires:



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 29.

Affiant Signature

2nd day of January, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

