Karen Johnson Davidson County
Batch# 1367945 DEEDWARR
01/09/2026 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,672.40
20260109-0002220

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** TREVOR KELLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $452,000.00 Affiant Subscribed and sworn to before me, this 5 day of January, 2025. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Julien Sally Jr. 4348 Skyridge Drive Nashville, TN 37207	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 050-07-0A-053-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrew Herrington and Phoebe Herrington F/K/A Phoebe Jones, husband and wife** (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julien Sally Jr., an unmarried person** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Final Plat Skyridge Subdivision Phase 2 (formerly Mulberry Downs PUD No. 88P-056G0) of record in Plat Book 20211209-0163364, 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 the same property conveyed to Andrew Herrington, an unmarried person and Phoebe Jones, an unmarried person, as joint tenants with rights of survivorship by Deed dated January 12, 2024 from Jeffrey Jones and Callie Jones, husband and wife, recorded February 1, 2024, in Instrument Number 202402010007162, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: 4348 Skyridge Drive Nashville, TN 37207

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHERE OF, Grantor has executed this instrument on this 22 day of December, 2025.

Andrew Herrington

Phoebe Herrington

STATE OF Virginia)
COUNTY OF City of Alexandria)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Andrew Herrington and Phoebe Herrington** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of December 2025.

Sandie Esen
NOTARY PUBLIC
REGISTRATION # 7935429
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 9/30/2029

Notary Public
My Commission Expires: September 30, 2029

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 1/8/2026 (date of document).

Affiant Signature

1/8/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

