Karen Johnson
Batch # 1376776
02/05/2026 02:50:25 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20260205-0008502

This document prepared by:
Tree Ring Legal
PO Box 744
Smyrna, TN 37167

Address of New Owner	Send Tax Bill to	Map/Parcel Number
Sherry Miller, Trustee 4723 Hessey Road Mt. Juliet, TN 37122	Sherry Miller 4723 Hessey Road Mt. Juliet, TN 37122	110-00-0-054.00

This document was prepared with information from public record, and was not verified by a title search, survey, or other method.

Grantor: Sherry Miller, a single individual

Grantee: Sherry Miller, as Trustee of the Sherry Miller Living Trust dated Jan 17, 2026 I'm transfering to a revokeable trust 2.5.26 Sherry Miller

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Pursuant to TCA § 67-4-409, the actual consideration of this transfer is $0 (zero dollars).

Sherry Miller
Affiant

Sworn and subscribed before me on this the 17 January, 2026.

Erica A. Hansbrough
Notary Public

My commission expires: 09-27-2028

ERICA A. HANSBROUGH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-27-2028

Warranty Deed

For and in consideration of the sum of ten dollars, paid by the herein grantee, I, Sherry Miller do hereby convey to Sherry Miller, Trustee of the Sherry Miller Living Trust dated Jan 17, 20 26, all of my interest and title in a certain land, in two tracts, described as follows to-wit:

Tract 1

Beginning at a point in the common corner of the Parsons tract and the Carter tract, located on the westerly line of the herein described property, N 2 deg. 47' East 62.41 feet to a point; thence S 86 deg. 00' East 95.00 feet to a point; thence N 5 deg. 00' East 270.00 feet to a point: thence S 80 deg. 15' East 277.70 feet to a point; thence S 5 deg. 07' West 588 feet to a point; thence S 5 deg. 07' West 588 feet to a point; thence S 85 deg. 30' West 360.00 feet to a point; thence N 2 deg. 47' East 398.80 feet to the point of beginning.

Tract 2

Beginning at a point in the center of Hessey Road (dead end road), thence N 03 deg. 30' 00" E 50.02 feet to a point; thence S 88 deg. 00' 00" E 644.50 feet to a point; thence N 17 deg. 59' 16" W 304.04 feet to a point; 8 89 deg. 02' 00" E 130.99 feet to a point; thence S 03 deg. 30' 00" W 328.20 feet to a point; thence N 88 deg. 00' 00" W 664.00 feet to the point of beginning and containing 1.26 acres, more or less 54,841 square feet.

Being the same property conveyed to Sherry Miller, a single individual, by Warranty Deed dated January 4th, 2017, from Kenneth Robert Parsons, an unmarried individual, of record in Instrument Number 20170111-0003134, Register's Office for Davidson County, Tennessee.

This improved property is known as 4723 Hessey Road, Mt. Juliet, TN 37122.

To have and to hold, the said tracts or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their heirs and assigns forever, and we do covenant with the said Grantees that we are lawfully seized and possessed of 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, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all persons.

Note: The purpose of this document is to transfer property into a revocable living trust.
Note 2: The Grantor and Grantee are the same person.

Sherry Miller

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Erica A Hansbrough, Notary Public, the within named Sherry Miller , Grantor, with whom I am personally acquainted or proven to me with reasonable certainty, who acknowledged that they executed this instrument for the purposes therein contained.

Notary Public

My commission expires: 09-27-2028

ERICA A. HANSBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-27-2028