RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

PREPARED BY (~~AND RETURN~~ TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1393126 DEEDWARR
03/16/2026 09:43:42 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20260316-0020503

Ivey Title, LLC Ref: (DL) Title No.: 64335
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew Towns Kennedy Towns Robert P. Towns 7701 River Fork Drive Nashville, TN 37221	OWNER

TAX MAP PARCEL NUMBERS: 141150D07400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$650,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrea Herlong, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Towns and Kennedy Towns, husband and wife, and Robert P. Towns, Jr., a married man, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of "Sheffield" on the Harpeth Phase II, of record in Book 6900, pages 410 and 411, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Paul T. Dougherty and wife, Andrea H. Dougherty, by Warranty Deed from Randall W. Morrison and spouse, Shari J. Morrison, dated May 28, 1997 and recorded on June 5, 1997, of record in Book 10481, page 844, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 14, 2006, recorded August 15, 2007, of record in Inst No. 20070815-0097484, said Register's Office, Paul T. Dougherty and Andrea Herlong, F/K/A Andrea H. Dougherty, conveyed subject property to Andrea Herlong, single/divorced.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, pages 410 and 411, said Register's Office, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 6925, page 900, Book 7145, page 954, Book 7145, page 964, Book 8146, page 463, Book 8276, page 238, Book 8505, page 598, Book 8747, page 97, Book 9313, page 806, Inst. No. 20210708-0092059, Inst. No. 20241025-0083100, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Sheffield on the Harpeth Homeowners' Association of record in Book 6939, page 983, said Register's Office.

This is improved property, known as 7701 River Fork Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of March, 2026.

Andrea Herlong

Andrea Herlong

State of Tennessee

County of Davidson

On this 12th day of March, 2026, before me the undersigned authority, personally appeared Andrea Herlong, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $650,000.00.

Affiant

Sworn and subscribed before me this ____ day of March, 2026.

My Commission Expires: 11-8-27

Notary

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY