| | |
|---|---|
| Karen Johnson Davidson County<br>Batch# 1417431 DEEDWARR<br>05/07/2026 12:24:30 PM 3 pgs<br>Fees: $18.00 Taxes: $924.63<br>20260507-0041288 | STATE OF TENNESSEE<br>COUNTY OF ~~Davidson~~ Sumner<br><br>The actual consideration or value, whichever is greater, for this transfer is $249,900.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 7th day of May, 2026<br><br>Notary Public<br>My commission expires: 01/30/2029<br><br>JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY |

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: (If left blank, send to new owner at property address) | Map-Parcel Numbers: |
|---|---|---|
| **James A Sweet** | **Mortgage Research Center, LLC** | **160140B11900CO** |
| **5823 Brentwood Trace** | 1400 Forum Blvd. #18 | |
| **Brentwood, TN 37027** | Columbia, MO 65203 | |

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

**Erin Dias, Trustee of The Richardson Family Trust**

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

**James A Sweet**, Single man

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:

Land in Davidson County, Tennessee, being Unit No. 5823, Plan of Brentwood Trace Condominiums, 2nd Revision, of record in Book 5200, Page 219, as revised in Book 5200, Page 261, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The Richardson Family Trust, by Quitclaim Deed from Peggy Marie Richardson, a single person, dated January 22, 2026, of record in Instrument No. 20260206-0008701, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Peggy Marie Richardson, a single person, by Warranty Deed from Thomas Logan Downs, a single man, and Erin S Downs,a married woman, dated June 9, 2021, of record in Instrument No. 20210614-00800081, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5823 Brentwood Trace, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

_____ Date: 5/5/24
The Richardson Family Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The Richardson Family Trust and that she is authorized by The Richardson Family Trust to execute this instrument on its behalf.

Witness my hand, at office, this 5 day of May, 2024

_____
NOTARY PUBLIC

My Commission Expires: 10/4/27

MICHELLE CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Certificate of Authenticity

I, Mark Haggard, 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 5/5/26.

Date

Affiant Signature

5/5/26

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 5th day of May, 2026.

Jennifer Russell

Notary's Signature

My Commission Expires: 01/30/2029

Notary's Seal (if on paper)

