Karen Johnson Davidson County
Batch# 1427688 DEEDWARR
06/03/2026 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.13
20260603-0050205

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260253359**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is: $424,900.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2026. Notary Public My Commission Expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elliott Thurman 5005 Ashley Dr Nashville TN 37211	NEW OWNER	Tax Parcel ID No. 161-02-0-183.00 and 161-02-0-184.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Sherman and Alexandra Sherman, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Elliott Thurman, an unmarried man**, ("Grantee"), his 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. 5 on the Plan of Coutras Property of record in Plat Book 6050, Page 71, in the Register's Office for Davidson County, Tennessee, and Parcel "A" on the plan of McMurray Place, Section Three, of record in Book 6050, Page 105, said Register's Office, and being described according to a survey by Hal R. Swann, Jr., dated December 12, 1984, updated January 15, 1985, as follows:

Said Lot Number 5 and Parcel "A" front, collectively 72.12 feet on the broken Westerly margin of Ashley Drive and extends back 134.07 feet on the Southerly line and 130.38 feet on the Northerly line to a dead line in the rear, measuring 93.48 feet thereon.

Being the same property conveyed to Matthew Sherman and Alexandra Sherman, husband and wife by Warranty Deed from Hannah Maroney, an unmarried woman of record in Instrument No. 20220725-0084523 Register's Office for Davidson County, Tennessee, dated July 22, 2022 and recorded on July 25, 2022, and Affidavit of James Alexander, Attorney Recorded on April 18, 2024, of Recorded in Instrument No. 20240418-0027685.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6050, Page 71 & Book 6050, Page 105, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6305, Page 901, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 5005 Ashley Dr Nashville TN 37211

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 WHEREOF, Grantors have executed this instrument on this 28th day of May, 2026.

Matthew Sherman

Alexandra Sherman

STATE OF Florida)
COUNTY OF Volusia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Sherman and Alexandra Sherman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2026.

Teri J. Francis
Notary Public
My Commission Expires: 7/27/2026

TERI J. FRANCIS
Commission # HH 289847
Expires July 27, 2026

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/1/2026.

Date

Affiant Signature

6/1/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of June, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026