Karen Johnson Davidson County
Batch# 1435836 DEEDWARR
06/18/2026 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20260618-0055437

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-26-2304

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of June, 2026

Notary Public

Commission Expires: 6/16/29

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Dolan Cegielski and Christina M. Cegielski 505 Jacksons Hill Court Hermitage, TN 37076	New owner	086-07-0-095.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Sherry S. Piper, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Dolan Cegielski and Christina M. Cegielski, a married couple

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:

All of their interest in the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 98 on the P.U.D. Plan of Phase II, Jackson's Retreat, as of record in Plat Book 5200, Page 673, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Seija S. Doolittle, unmarried by Warranty Deed from William C. Malone and John M. Coakley, both unmarried of record in Instrument No. 20070716-0084186 Register's Office for Davidson County, Tennessee, dated July 12, 2007 and recorded on July 16, 2007.

Being the same property conveyed to Seija S. Doolittle unmarried and Sherry S. Piper, married by Quitclaim Deed from Seija S. Doolittle, unmarried of record in Instrument No. 20220322-0032742 Register's Office for Davidson County, Tennessee, dated March 15, 2022 and recorded on March 22, 2022 and Affidavit recorded on April 04, 2022 in record Instrument No. 20220404-0038396 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Seija S. Doolittle, unmarried and Sherry S. Piper, a married woman, as joint tenants with rights of survivorship by Quitclaim Deed from Seija S. Doolittle, unmarried and Sherry S. Piper, unmarried of record in Instrument No. 20250916-0073852 Register's Office for Davidson County, Tennessee, dated September 15, 2025 and recorded on September 16, 2025 and Affidavit of scrivener's error recorded on November 12, 2025 in record Instrument No. 20251112-0089778 Register's Office for Davidson County, Tennessee. The said Seija S. Doolittle died on or about October 13, 2025.

Subject property has never been the marital residence of the grantor nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is **improved** property known as: 505 Jacksons Hill Court, Hermitage, TN 37076

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 so 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 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, 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.

Dated this the 5 day of June, 2026.

Sherry S. Piper

STATE OF TENNESSEE
COUNTY OF Wilson

On this 5 day of June, 2026, before me personally appeared Sherry S Piper, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Signature
My commission expires: 6/3/2029

RACHEL S. RODDICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 3, 2029

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 06/05/2026 (date of document).

Affiant Signature

6/16/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202606180055437