Karen Johnson
Batch # 1436410
06/22/2026 10:20:58 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDWARR
3 pgs
20260622-0055806

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

Address of New Owner	Send Tax Bill to	Map/Parcel Number
Sarah Ewing Sherrod 478 Paragon Mills Road Nashville, TN 37211	Sarah Ewing Sherrod 478 Paragon Mills Road Nashville, TN 37211	06DA5825 133-11-0-066.00

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

Grantor: Sarah Ewing Sherrod, a single individual

Grantee: Sarah Ewing Sherrod, as Trustee of the Sarah Sherrod Living Trust dated June 9, 2026

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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

Sarah Ewing Sherrod
Affiant

Sworn and subscribed before me on this the June 9, 2026.

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

ERICA A. HANSBROUGH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 0

For and in consideration of the sum of ten dollars, paid by the herein grantee, I, Sarah Ewing Sherrod do hereby convey to Sarah Ewing Sherrod , Trustee of the Sarah Sherrod Living Trust dated 9 June, 2026, all of my interest and title in a certain land described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Section One Valley View Meadows, of record in Book 3500, page 69, Register's Office for said County.

Said Lot No. 5 fronts 80.00 feet on the Northerly margin of Paragon Mills Road and extends back 132.70 feet on the Northeasterly line and 131.53 feet on the Southwesterly line to a dead line in the rear, measuring 89.08 feet thereon.

Being the same property conveyed to Percell Sherrod and Sarah Sherrod, a married couple, by Warranty Deed dated May 15, 1987, from Gerald D. Sanders and Glaynelle M. Sanders, a married couple, of record in Instrument Number 00007240-0000753, Register's Office for Davidson County, Tennessee. Percell Sherrod has since passed away, leaving Sarah E. Sherrod as the sole owner under tenancy by the entirety.

This conveyance subject to restrictive covenants of record in Book 3706, Page 385, and amended Book 3708, Page 162 said Register's Office, and to the matters set forth in the above mentioned plan of record.

This improved property is known as 478 Paragon Mills Road, Nashville, TN 37211.

To have and to hold, the said tract 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.
Note 3: Sarah E. Sherrod and Sarah Ewing Sherrod are the same person.

Sarah Ewing Sherrod

Sarah Ewing Sherrod

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Erica A. Hansbrous, Notary Public, the within named Sarah Ewing Sherrod , 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.

Erica A. Hansbrous
Notary Public

My commission expires: 09-27-2028