Name and Address of New Owner:
Mary Botscheller Sherman and Scott Sherman
105 Oak Hollow Circle
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1442920 DEEDWARR
07/07/2026 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20260707-0061068

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 086040A02600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Allison Howell and Tripp Howell AKA James Robert Howell, III, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mary Botscheller Sherman and Scott Sherman, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 23 on the Plan of Oakcrest, Phase 1B, of record in Plat Book 6900, Page 385, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Allison Howell and Tripp Howell AKA James Robert Howell, III, wife and husband by Warranty Deed from Kimberly D. Franklin and husband David A. Franklin, dated Mary 24, 2017, of record in Instrument No. 20170530-0053351, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 105 Oak Hollow Circle, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of June, 2026.

_____(SEAL)
Allison Howell

_____(SEAL)
Tripp Howell AKA James Robert Howell, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2026, before me personally appeared Allison Howell and Tripp Howell AKA James Robert Howell, III, 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.

Witness my hand, at office, this 30th day of June, 2026.

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 05/09/2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $460,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of June, 2026.

_____
Notary Signature
My commission expires: 9/13/2028

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 6/30/2026.

Affiant Signature – Joshua A. Terry

7/2/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/2/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27