Karen Johnson Davidson County
Batch# 1443010 DEEDWARR
07/07/2026 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20260707-0061204

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $240,000.00.

Kristian Rook
Affiant

Subscribed and sworn before me this the 30th day of June, 2026.

Notary Public
My commission expires: 12/19/28

APRIL SUMRALD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin Howard 5170 Hickory Hollow Pkwy #163 Antioch, TN 37013	Pinnacle Bank 21 Platform Way S. Ste 2300 Nashville TN 37203	163-05-0B 171.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANET SHEFFIELD, AN UNMARRIED WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BENJAMIN ANDREW HOWARD, AN UNMARRIED MAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 158, Mill Park Townhomes, Phase IV, as shown on the Master Deed Lot Layout, (Private Element), Phase IV, Mill Park, (formerly Hickory Hollow Townhomes), attached as Exhibit "A-1 " to Supplemental Declaration of record in Instrument No. 20031117-0167241, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said unit.

Being the same property conveyed to Janet Sheffield, an unmarried woman, by deed dated 06/24/2005, from Greenvale Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20050705-0076842, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS _IMPROVED PROPERTY KNOWN AS 5170 Hickory Hollow Pkwy #163, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 1st day of July, 2026.

Janet Sheffield Hartsfield F/K/A Janet Sheffield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janet Sheffield Hartsfield F/K/A Janet Sheffield, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 2026.

My commission expires:

7/17/28

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

VERSION: January 2019

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 1. 2026

Affiant Signature

6th day of July, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

