Karen Johnson Davidson County
Batch# 1443390 DEEDWARR
07/08/2026 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,391.20
20260708-0061747

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-26-2856

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of July, 2026

Notary Public

Commission Expires: 4/29/30

Address of New Owner	Send Tax Bills To:	Map & Parcel
Naomi Raye Sherrell 2128 East Hill Drive Madison, TN 37115	New Owner	034-03-0-067.00

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,

Matthew Cosgrove and Cassandra Cosgrove, husband and wife

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

Naomi Raye Sherrell, a single woman

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:

Situated in Davidson County, Tennessee, and being known and designated as Lot No. 170A as shown on Zone Lot Division of Lot 170, Shepherd Hills, Section 5, of record in Plat Book 2854, page 119, and amended in Plat Book 6900, page 126, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew Cosgrove and Cassandra Cosgrove, husband and wife by Warranty Deed from Sean M. Kennedy, unmarried of record in Instrument No. 20201019-0121467 Register's Office for Davidson County, Tennessee, dated October 14, 2020 and recorded on October 19, 2020.

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: 2128 East Hill Drive, Madison, TN 37115

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 7th day of July, 2026.

Matthew Cosgrove

Cassandra Cosgrove

STATE OF TENNESSEE
COUNTY OF Sumner

On this 7th day of July, 2026, before me personally appeared Matthew Cosgrove and Cassandra Cosgrove, 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 7th day of July, 2026.

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/27/2026
SUMNER COUNTY

Chasity Petty
Notary Signature
My commission expires: 9/27/26

LEGAL DESCRIPTION

(Exhibit A)

Order Number: 26NT01365 Tax ID:03403006700

Situated in Davidson County, Tennessee, and being known and designated as Lot No. 170A as shown on Zone Lot Division of Lot 170, Shepherd Hills, Section 5, of record in Plat Book 2854, page 119, and amended in Plat Book 6900, page 126, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew Cosgrove and Cassandra Cosgrove, husband and wife from Sean M. Kennedy, unmarried, by Warranty Deed dated 10/14/2020 and recorded 10/19/2020 in Instrument No. 20201019-0121467, Register's Office of said County.

Being the same property conveyed to Naomi Raye Sherrell, a single woman by a Warranty Deed from Matthew Cosgrove and Cassandra Cosgrove, husband and wife as recorded _____ in Book _____ at Page _____ as Document _____ in Davidson County Register of Deeds.

This is an improved property commonly known as: 2128 E Hill Drive, Madison, TN 37115-2210

Commonly known as: 2128 E Hill Dr , Madison, TN 37115-2210

Tennessee Certification of Electronic Document

I, Justin Foster 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 7-7-26 (date of document).

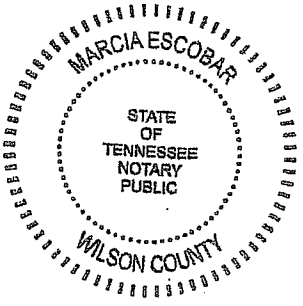
Affiant Signature

7-7-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 of July, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027