Karen Johnson Davidson County
Batch# 1452392 DEEDWARR
07/29/2026 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20260729-0069588

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-9689-TM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2026.

Notary Public
My Commission Expires: 1/22/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Susan Noelle Dorman and David Leon Dorman 220 Linda Lane Madison, TN 37115	Luxury Mortgage Corp 4 Landmark Square, Suite 300 Stamford, CT 06901	042 15 0 087.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Sherry M. Keith, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Susan Noelle Dorman and David Leon Dorman, wife and husband** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of BLAIR HEIGHTS, SECT. TWO, as shown by plat of record in Plat Book 2133, Page 51, in the 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 Jerry Lynn Keith and Sherry M. Keith, husband and wife, by Warranty Deed from E. Gail Pieroni, a single woman, of record in Instrument No. 20140102-0000541, in the Register's Office of Davidson County, Tennessee, dated December 26, 2013 and recorded on January 02, 2014. The said Jerry Lynn Keith died on September 08, 2019, leaving Sherry M. Keith as surviving tenant by the entirety.

This is improved property located at: **220 Linda Lane, Madison, TN 37115**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2026

GRANTOR:

Sherry M. Keith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sherry M. Keith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of July, 2026.

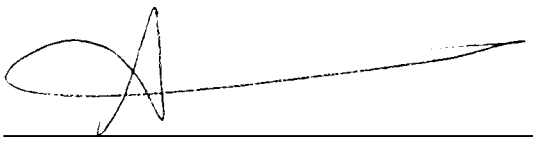
Notary Public
My Commission expires: 1.22.29

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

202607290069588

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 28, 2026**.



Affiant Signature — **07/28/2026** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 28, 2026**.

Notary's Signature

My Commission Expires: 4-21-30



Notary's Seal