Karen Johnson Davidson County
Batch# 1453336 DEEDWARR
08/03/2026 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260803-0071369

Warranty Deed

ASHLEY S. RUDY STATE OF TENNESSEE NOTARY PUBLIC Exp. 2/27/2029 COUNTY OF SUMNER	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $650,000.00. Affiant Subscribed and sworn to before me this the 30th day of July, 2026. Notary Public My commission expires: 2/27/2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ryan Stowe	Same	072-06-0-153.00
1003 Thomas Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER B. SHERRY, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN K. STOWE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Easterly 48 feet of the Westerly 96-1/2 feet of Lot "W" or 9 on the Plan of Corrected Plat of E. J. Childress subdivision of the J. H. Ambrose Tract of record in Plat Book 332, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot "W" or 9 fronts 48 feet on the Northerly side of Thomas Street and runs back between parallel lines 152 feet, more or less, to a dead line.

Being the same property conveyed to Christopher B. Sherry, a single man by Warranty deed from Jonathan K. Cressman, an unmarried man of record in Instrument No. 20190820-0083665 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 20, 2019.

Being the same property conveyed to Christopher B. Sherry, a single man by Warranty deed from Jonathan K. Cressman, an unmarried man of record in Instrument No. 20190821-0084075 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 21, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1003 Thomas Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~30~~ 29th day of July, 2026.

Christopher B. Sherry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher B. Sherry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of ~~July~~, 2026.

Notary Public

My Commission Expires: 1/22/30

NATHAN BRUCCOLIERE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Certificate of Authenticity

I, Ashley Rudy, 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 29, 2026 (date of document).

Affiant Signature

Date: 7/30/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary's Signature
My Commission Expires: 9/3/2029

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY