Karen Johnson Davidson County
Batch# 1455839 DEEDWARR
08/05/2026 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260805-0071987

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$400,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/16/29
(AFFIX SEAL)

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southern Estates Title & Escrow, LLC, 554 Franklin Road, Suite 103, Franklin, TN 37069

File No.: 26-0239

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Johnna Palermo and John Burgin	Johnna Palermo and John Burgin	162-16-0D-029.00-CO
(NAME)	(NAME)	
5448 Reagan Run	5448 Reagan Run	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thousand And No/100 Dollars ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHERRI H. STATZER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHNNA PALERMO, UNMARRIED, AND JOHN BURGIN, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section Two, Honey Brook Subdivision, a Residential Planned Unit Development, of record in Plat Book 7900, page 297, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sherri H. Statzer and Larry William Statzer, wife and husband, by Warranty Deed from John E. Smith and wife, Sherry Ann Smith, of record in Book 9648, Page 621, Register's Office for Davidson County, Tennessee, dated April 13, 1995 and recorded on April 18, 1995.

Said Larry William Statzer having since deceased on August 26, 2009.

unimproved ☐
This is improved ☑ property, known as 5448 Reagan Run, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 30 day of July, 2026.

Sherri H. Statzer

STATE OF TENNESSEE

COUNTY OF Sullivan

On this 30 day of July, 2026, before me personally appeared Sherri H. Statzer, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 11/25/2028

GARY D. FREEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN

Certificate of Authenticity

I, Jennifer Stacey, do hereby make oath that I am a 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 documents executed and authenticated according to law on 7-30-2026

Affiant
DATE: 8/3/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 3rd day of August, 2026

Notary Public

My commission expires: 09/16/2029

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY