Karen Johnson Davidson County
Batch# 1456595 DEEDWARR
08/07/2026 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20260807-0073065

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 370
P26-17717-BW

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF August, 2026

Notary Public

MY COMMISSION EXPIRES: 9/13/28

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Alexander Cass	New owner	
1510 Demonbreun St #904		**093 09 0A 052.00**
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Christopher Sherwin and Deborah Sherwin, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Alexander Cass, an unmarried man**

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 Unit No. 904 together with the appurtenant interest in the common elements of The Rhythm At Music Row, a condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20070725-0088390, as amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475; Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 2009065-0059073; Instrument No. 20110324-0022950, Instrument No. 20110906-0068936, Instrument No. 20190404-0030779, Instrument No. 20190404-0030780, Instrument No. 20200707-0073280 and Instrument No. 20200707-0073281, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Site Plat attached as Exhibit B to the aforementioned Master Deed, as amended.

BEING the same property conveyed by Warranty Deed from Steven E. Dodson, Jr., a single person to Christopher Sherwin and Deborah Sherwin, husband and wife, recorded July 20, 2023, as Instrument No. 20230720-0055785 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1510 Demonbreun St #904, Nashville, TN 37203**

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 our hands this the 3 day of AUGUST, 2026.

Christopher Sherwin

Deborah Sherwin

STATE OF FLORIDA
COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher Sherwin,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3 day of AUGUST, 2026.

My Commission expires: 09-26-2029

Notary Public

ALESSANDRA PANELLA
Commission # HH 702826
Expires September 26, 2029

STATE OF FLORIDA
COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah Sherwin,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3 day of AUGUST, 2026.

My Commission expires: 09-26-2029

Notary Public

ALESSANDRA PANELLA
Commission # HH 702826
Expires September 26, 2029

Certificate of Authenticity

I, Joshua A. Terry, 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 8/3/2026.

Affiant Signature – Joshua A. Terry

8/6/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/6/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27