This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1460543 DEEDWARR
08/18/2026 02:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20260818-0076892

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $320,000

Affiant Signature

Subscribed and sworn to before me on this the 12 Day of Aug, 26.

Notary Public

My Commission expires 4 / 29 / 30

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

NAME AND ADDRESS OF PROPERTY OWNER:
Gerron M. Scissum
1421 Riverbrook Drive,
Hermitage, TN 37076

SEND TAX BILLS TO:
Gerron M. Scissum
1421 Riverbrook Drive,
Hermitage, TN 37076

MAP AND PARCEL NUMBER: Tax ID #: 097020A28000CO

WARRANTY DEED
26NT01529

Effective the 12 Day of August, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Sara Kathryn McAden, a married woman
(who took title as Sara Kathryn Hendrix, an unmarried woman)

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Gerron M. Scissum, unmarried man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Final Plat of Villages of Riverwood, Section one, Phase 3A, Revision One of record in Plat at Instrument No. 20110630-0050230, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sara Kathryn Hendrix, an unmarried woman from Cortney Jackson, a single person, by Warranty Deed dated 07/15/2020 and recorded 07/17/2020 in Instrument No. 20200717-0078730, Register's Office of said County. Sara Kathryn Hendrix having since married is one and the same as Sara Kathryn McAden.

This is an improved property commonly known as: 1421 Riverbrook Drive, Hermitage, TN 37076-3575

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 12 day of August, 2026

Sara Kathryn Hendrix nka Sara Kathryn McAden

Sara Kathryn Hendrix nka Sara Kathryn McAden

SUBSCRIBED AND SWORN TO before me this 12 day of August, 2026.

VICTOR HUGO GERNT III
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

NOTARY PUBLIC

My Commission Expires: October 23 2027

STATE OF Tennessee
COUNTY OF White

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sara Kathryn Hendrix nka Sara Kathryn McAden, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at White County, Tennessee this 12 day of August, 2026.

VICTOR HUGO GERNT III
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

NOTARY PUBLIC

My Commission Expires: October 23 2027

Witness our hands this the 12 day of August, 2026

Ross Parker McAden

SUBSCRIBED AND SWORN TO before me this 12 day of August, 2026.

VICTOR HUGO GERNT III STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

NOTARY PUBLIC

My Commission Expires: October 23, 2027

STATE OF Tennessee
COUNTY OF White

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Ross Parker McAden, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at White County, Tennessee this 12 day of August, 2026.

VICTOR HUGO GERNT III STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

NOTARY PUBLIC

My Commission Expires: October 23, 2027

Ross Parker McAden joins in this deed for purposes of conveying martial interest

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 8-12-26 (date of document).

Affiant Signature

8-12-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 of Aug, 26.

(SEAL)



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