Karen Johnson Davidson County
Batch# 1465111 DEEDWARR
08/28/2026 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,063.38
20260828-0079957

WARRANTY DEED

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $287,400.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/14/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/4/27

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 8522-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Cathy Dawn Hatfield	**Republic State Mortgage Co**	188-05-0C-102.00-CO
2355 Fairchild Circle, #102	815 Hawthorne St	
Nolensville, TN 37135	Houston, TX 77006	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Sherri Kelley, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cathy Dawn Hatfield, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), 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, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 102 on Lot 185, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions of Carothers Farms Stacked Flats, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Carothers Farms Stacked Flats, a Condominium Development, of record in Instrument No. 20180917-0092013, amended in Instrument No. 20190710-0066979, and Supplement for Annexing Building (Lot 185) of record in Instrument No. 20200327-0033526 and Amendment to the Allocation of Interests and Votes of record in Instrument No. 20230320-0019923, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, as set forth in said Declaration. Reference is hereby made to the Plan of Carothers Farms Stacked Flats, a Condominium Development, for placement of Units, as shown on Exhibit "2" to the Fourth Supplement to the Declaration of record in Instrument No. 20200327-0033526, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Sherri Kelley, unmarried woman by Warranty Deed from Janet H. Stegall, unmarried of record in Instrument No. 20230606-0042772 Register's Office for Davidson County, Tennessee, dated June 05, 2023 and recorded on June 06, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2355 Fairchild Circle, #102 Nolensville, TN 37135

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on August 13, 2026.

Sherri Kelley

STATE OF NEW HAMPSHIRE

COUNTY OF Merrimack

Personally appeared before me, a Notary Public of said County and State, Sherri Kelley, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 13, 2026.

Notary Public Jeffrey C Knight

My Commission Expires: 04/10/2029

JEFFREY C. KNIGHT
MY COMMISSION EXPIRES APRIL 10, 2029
NOTARY PUBLIC
NEW HAMPSHIRE

File #: 8522-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, **Jodi Jackson,** 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 this the 13 day of August, 2026.

Affiant Signature
Date 8/14/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of August, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027