Karen Johnson Davidson County
Batch# 1482517 DEEDWARR
10/08/2026 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20261008-0092636

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2026. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert E. Pomeroy	New Owner	160-11-0-061.00
(NAME)	(NAME)	
533 Hearthstone Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we Diana J. Ames, Trustee of the Ames Living Trust, dated January 25, 2000, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Robert E. Pomeroy, a single man hereinafter called the GRANTEE(S), his/her/their 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. 84 on the Revision Lots 84 & 121, Phase 8, Hearthstone, of record in Plat Book 6050, Page 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.
Being the same property conveyed to Vincent Ames, Trustee of the Vincent Ames Family Trust, dated October 03, 1997, Amended and Restated, as to a 50% undivided interest and Diana J. Ames, Trustee of the Ames Living Trust, dated January 25, 2000, Amended and Restated, as to a 50% undivided interest by Warranty Deed from Sharon Burke Snapp, formerly known as Sharon A. Burke, an unmarried woman, dated 10/17/2023, of record in Instrument No. 20231019-0081918, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Diana J. Ames, Trustee of the Ames Living Trust, dated January 25, 2000, amended and restated by Quitclaim Deed from Vincent Ames, Trustee of the Vincent Ames Family Trust, dated October 03, 1997, Amended and Restated, as to his 50% undivided interest, dated 01/25/2024, of record in Instrument No. 20240125-0005279, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 533 Hearthstone Circle, Brentwood, TN 37027

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 18th day of September, 2026.

Diana J. Ames, Trustee of the Ames Living Trust, dated January 25, 2000

By: Diana J. Ames
Diana J. Ames, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared DIANA J. AMES, Trustee of the AMES LIVING TRUST Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 18 day of SEPT., 2026.

C. Loy Carney
Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148

CERTIFICATE OF AUTHENTICITY

I, Renee Long do hereby make oath that I am a licensed attorney and/or 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 _____.

Affiant
Date: 10-5-2026

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 5th day of October, 2026.

Notary Public

My Commission Expires: _____

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2028