(1)

Karen Johnson
Batch # 1482681
10/09/2026 09:29:10 AM
Fees: $13.00 Taxes: $1,664.63

Davidson County
DEEDWARR
2 pgs

20261009-0092848

WARRANTY DEED

File No.: 2026-0554

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 30, 2029

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Wanda C. Shearin
Affiant

Subscribed and sworn to before me on October 8, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Wanda C. Shearin 101 Keeneland Drive Hermitage, TN 37076	New Owner	064-12-0C-101.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KAREN ETHRIDGE AND JAMES ETHRIDGE, MARRIED TO EACH OTHER,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **WANDA C. SHEARIN, A SINGLE WOMAN,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land situated in the 2nd Civil District of Davidson County, Tennessee, and being Unit 101, on the Plan of Lexington Phase One, a Planned Unit Development, of record at Plat Book 6250, Pages 340 and 341, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to KAREN ETHRIDGE AND JAMES ETHRIDGE, MARRIED TO EACH OTHER, by deed from JOHN H. DUDNEY, AN UNMARRIED MAN, of record in Instrument No. 20240628-0048510, dated June 24, 2024, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any, with the exception of any rollback taxes, which are the responsibility of the Grantors.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 101 Keeneland Drive, Hermitage, TN 37076.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on October 7, 2026.

Grantor:

Karen Ethridge

Karen Ethridge

James Ethridge

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Karen Ethridge and James Ethridge, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of October, 2026.

Notary Public

My Commission expires: 1.31.29

JENNIFER JONES
Notary Public At Large
WILSON COUNTY, TN