Karen Y Johnson Davidson County
Batch# 182679 DEEDWARR
01/10/2019 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $764.05
20190110-0002853

WARRANTY DEED

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Amanda Minor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-17-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan William Sharp II	Churchill Mortgage Corp.	053-16-0-209.00
(NAME)	(NAME)	
121 Rifle Range Road	7161 Old Hickory Blvd. #400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	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, we Peggy Martin, Trustee and Wilma G. Rhodes, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jonathan William Sharp II and Elyn Rose Sharp, husband and wife, 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. 2 on the Plan of Lakewood Trails Estates, of record in Book 8250, Page 535, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wilma G. Rhodes, a single person by Warranty Deed from Terry Wayne Garrett, II, and wife, Deborah Ann Garrett, dated August 27, 1999 and recorded September 02, 1999 of record in Book 11646, Page 672, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peggy Martin, Trustee under the Irrevocable Trust Agreement of Wilma G. Rhodes dated February 27, 2012 by Quitclaim Deed from Wilma G. Rhodes, a single person, dated February 24, 2012 and recorded March 01, 2012 of record in Instrument No. 20120301-0017993, Register's Office for Davidson County, Tennessee.

Subject to: All matters shown on the plat of record in Plat Book 8250, Page 535, in the Register's Office for Davidson County, Tennessee; and Abstract of Trust recorded as Instrument No. 20120301-0017992, in the Register's Office for Davidson County, Tennessee

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

File No.: 330237
Warranty Deed TN

This is improved ☒ 121 Rifle Range Road, Old Hickory, TN 37138
(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 9th day of January, 2019.

Peggy Martin, Trustee

By: Peggy Martin Trustee

Wilma G. Rhodes

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Peggy Martin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be the Trustee of the Irrevocable Trust Agreement of Wilma Rhodes, dated February 27, 2012, the within named bargainor, and that she as such Trustee of the Irrevocable Trust Agreement of Wilma Rhodes, dated February 27, 2012, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Mt Juliet, Tennessee, this 9th day of January, 2019.

Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, t he within named Wilma G. Rhodes the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of January, 2019.

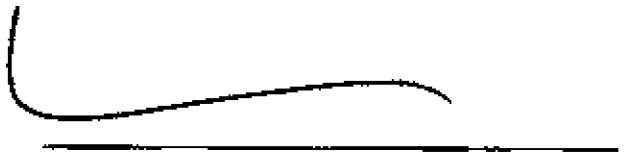
Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

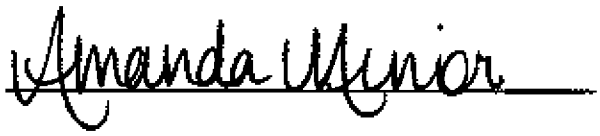
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

