Karen Johnson Davidson County
Batch# 223674 DEEDWARR
04/30/2019 09:15:31 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20190430-0039671

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me this 25th day of April, 2019.

Notary Public
My Commission Expires:

19-0170

Address of New Owner:	Send Tax Bills to:	Tax Information:
5 Dogs Properties LLC	New Owner	
1405 Birdsall St.		053-12-0-086.00
Old Hickory, TN 37138		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Patricia C. Sharp, a married woman,

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

5 Dogs Properties, LLC, a Tennessee limited liability company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 5 and 6 of Block 4 on the Plan of Dabbs and Elliot Subdivision No. 1 of record in Plat Book 547, Page 97, 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 Patricia C. Defeo by Warranty deed from Nancy Rippey, a single woman of record in Instrument No. 20061128-0146735 Register's Office for Davidson County, Tennessee, dated November 21, 2006 and recorded on November 28, 2006.

The said Patricia C. Defeo having since married and now known as Patricia C. Sharp. The spouse of the Grantor hereby joins in the execution of this instrument for the purpose of conveying any and all interest that she/he may have in and to the subject property by virtue of marriage, but not otherwise.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2610 Elliott Drive, Old Hickory, TN 37138.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BR 19-2610

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; and we do covenant with 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 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 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 our hands this 25th day of April, 2019.

Patricia C. Sharp

Thomas Wayne Sharp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Patricia C. Sharp and Thomas Wayne Sharp**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 25th day of April, 2019.

Notary Public

My Commission Expires: 6/13/2022

