Karen Johnson Davidson County
Batch# 251227 DEEDWARR
07/02/2019 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20190702-0064070

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ricardo Rostro Sanchez
1001 Kipling Drive
Nashville, TN 37217

SEND TAX BILL TO:
New Owner

MAP/PARCEL 107-14-0-118.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Annmarie R. Sharpe formerly known as Annmarie R. Delrossi and husband Jonathan Sharpe and Richard J. Delrossi, widowed, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Ricardo Rostro Sanchez, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Miro Meadows of record in Plat Book 1424, Page (s) 94 and 95, 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 Annmarie R. Delrossi, an unmarried woman and Richard J. Delrossi, an unmarried man by Warranty deed from John Douglas Bellinder, married of record in Instrument No. 20170320-0026771 Register's Office for Davidson County, Tennessee, dated March 16, 2017 and recorded on March 20, 2017. (Value of consideration shown in aforementioned deed $120,000.00.)

Being the same property conveyed to Annmarie R. Delrossi, an unmarried woman and Richard J. Delrossi, an unmarried man, and Jonathan Delrossi, an unmarried man by Quitclaim deed from Annmarie R. Delrossi, an unmarried woman and Richard J. Delrossi, an unmarried man of record in Instrument No. 20170324-0028930 Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on March 24, 2017 and Scrivener's Affidavit of Correction recorded on March 19, 2018 in Instrument No. 20180319-0025838.

Johnathan Sharpe was inadvertently listed as Jonathan Delrossi on prior vesting deed.

This is improved property known as: **1001 Kipling Drive, Nashville, Tennessee 37217.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his 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 warrant that 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 his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 28th day of June, 2019.

WITNESS MY HAND on this the 28th day of June, 2019

Annmarie R. Sharpe

Jonathan Sharpe

Richard J. Delrossi

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Annmarie R. Sharpe, Jonathan Sharpe and Richard J. Delrossi,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of June, 2019.

NOTARY PUBLIC

My Commission Expires: _____

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 1-3-23

CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No: 190316

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 9, 2023

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