WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Kenyon Sales
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of September 2019.

Ann Marie Angel
Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Charles Joshua Kersh and Kristy Marie Instinski	Liberty Financial a Division of ETFCU	095 08 0 022.00
(NAME)	(NAME)	
306 Rachel Rd.	1200 Forest Bridge Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Louisville, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John R. Sherrod, III, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles Joshua Kersh, a single person and Kristy Marie Instinski, a single person**, hereinafter called the Grantees, their heirs and 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. 179 on the Map of Eva-Mor Heights, Section III, as of record in Book 1835, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

SAID Lot No. 179 fronts 97 feet on the west side of Rachel Drive and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Mary Lovel Shepherd, a single person by Warranty Deed from Herschel Kenneth Lane and wife, Dorothy T. Lane dated November 08, 1972 and recorded November 13, 1972 in Book 4654, Page 807, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to John R. Sherrod, III, an unmarried man by Warranty Deed from Rita Faye Hulan, Pamela Sue Measles, and Waurine Radke Heirs at law of Sara Kirkpatrick dated November 8, 2017 and recorded November 9, 2017 as Instrument No. 201711090115532, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1908544FC

Karen Johnson Davidson County
Batch# 289807 DEEDWARR
09/23/2019 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20190923-0096401

unimproved ☐

This is improved ☒ property, known as 306 Rachel Rd., Nashville, TN 37214

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 17th day of September, 2019

John R. Sherrod III

John R. Sherrod, III by Joseph Phillips, as attorney in fact

by Joseph Phillips as Attorney in fact

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Joseph Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the said John R. Sherrod, III, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said John R. Sherrod, III, for the purposes therein contained.

Witness my hand and official seal, this the 17th of September, 2019.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1908544FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)