Karen Johnson Davidson County
Batch# 348456 DEEDWARR
01/24/2020 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20200124-0009078

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-3293

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of January, 2020

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sean Sherrod and Pamela Sherrod 1024 B 18th Avenue South Nashville, TN 37212	US BANK 4801 Frederica Street Owensboro, KY 42301	104-04-0B-004.00-C

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, I/WE,

S&H Computer Systems Inc., a Tennessee Corporation

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sean Sherrod and Pamela Sherrod, husband and wife

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 4 on the Plan of Revised, Scarritt Place South Condominiums, as of record in Book 5200, page 287, said Register's Office, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to S & H COMPUTER SYSTEMS, INC. by Warranty deed from YEARWOOD, JOHNSON AND HOOPER, A TENNESSEE PARTNERSHIP COMPOSED OF YEARWOOD & JOHNSON, ARCHITECTS. INC. AND PAUL I. HOOPER, AN INDIVIDUAL of record in Book 6076, page 963, Register's Office for Davidson County, Tennessee, dated 4/18/1983 and recorded on 6/16/1983. (Value or consideration shown in aforementioned deed $132,500.00.) Being also known as 1024 B 18th Avenue South Nashville, Tennessee 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1024 B 18th Avenue South, Nashville, TN 37212

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of January, 2020.

S&H Computer Systems Inc., a Tennessee Corporation

By: Phillip H. Sherrod, President
Phillip H. Sherrod, President

By: Victoria F. Chambers / Secretary/Treasurer
Victoria F. Chambers, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared PHILLIP H. SHERROD, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged himself to be the PRESIDENT of S&H COMPUTER SYSTEMS INC., A TENNESSEE CORPORATION, the within named bargainor and that as such PRESIDENT, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said PHILLIP H. SHERROD as such PRESIDENT.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of January, 2020

Clint Brumit
Notary Public
My Commission Expires: 11/19/23

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~[illegible]~~ Williamson
CB

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared VICTORIA F. CHAMBERS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged herself to be the SECRETARY/TREASURER of S&H COMPUTER SYSTEMS INC., A TENNESSEE CORPORATION, the within named bargainor and that as such SECRETARY/TREASURER, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said VICTORIA F. CHAMBERS as such SECRETARY/TREASURER.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of January, 2020.

Clint Brumit
Notary Public
My Commission Expires: 11/19/23

(Notary Seal)

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, **Jennifer Pennell**, 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.

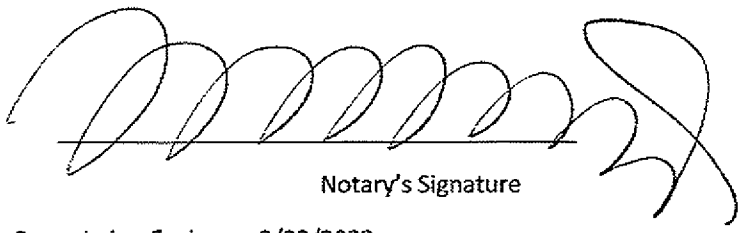


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

